

Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$654,700	\$2,443,500
Interior Architecture	\$667,100	\$1,500,400
Electrical	\$72,300	\$16,965,000
Mechanical	\$153,800	\$9,574,000
Total	\$1,547,900	\$30,482,800
Importance Code A	\$654,700	\$2,901,400
Importance Code B	\$893,200	\$26,910,500
Importance Code C		\$670,800
Total	\$1,547,900	\$30,482,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$19,100		
Interior Architecture		\$239,000	\$38,100	\$6,800
Electrical	\$100,000	\$145,700	\$133,400	\$110,300
Mechanical	\$311,100	\$365,400	\$422,100	\$377,400
Elevators/Escalators	\$88,800	\$88,800	\$88,800	\$88,800
Total	\$500,000	\$858,100	\$682,500	\$583,400
Importance Code A	\$72,300	\$91,400	\$72,300	\$73,900
Importance Code B	\$427,700	\$766,700	\$599,300	\$509,500
Importance Code C			\$10,800	
Total	\$500,000	\$858,100	\$682,500	\$583,400



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
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	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$171,200	LIFE	**	5	\$153,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse At North Side</i>								
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	\$338,700	2046	**	5	\$666,300	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
Windows								
Glass Block	2%			LIFE	**	5	\$3,400	
Metal Louvers	10%			2035	**	10	\$171,100	
No Component	88%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Fixed Glass Facade - No Operable Windows</i>								
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	**			
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Roof Ove 9th Floor</i>								
IRMA/Protected Membrane	75%			2036	**	10	\$139,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	35%			2025	\$4,836,500	3	\$573,600	
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	\$230,100	2031	**	3	\$20,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Corridor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Corridor</i>								
Vinyl Tile	35%			2031	**	3	\$143,400	

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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								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$458,000	5	\$3,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Main Service Switches Rated @ 5000 Amperes Each.</i>								
Transformers								
Dry Type	100%			2031	**	5	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room And Boiler Room</i>								
<i>Explanation : 150kva, 75kva, 15kva</i>								
Switchgear / Switchboard								
Air Circuit Breaker	5%			2036	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Power Circuit Breakers</i>								
Fused Disc Sw	90%			2026	\$958,800	5	\$2,800	
Molded Case Bkrs	5%			2036	**	5	\$1,000	
Raceway								
Conduit	40%			2036	**	1		
Conduit	10%			2046	**	1		
Conduit	50%			2026	\$624,700	1		
Panelboards								
Fused Disc Sw	10%			2034	**	5	\$1,700	
Fused Disc Sw	10%			2025	\$97,800	5	\$1,700	
Molded Case Bkrs	30%			2034	**	5	\$5,800	
Molded Case Bkrs	40%			2025	\$391,000	5	\$7,700	
Molded Case Bkrs	10%			2042	**	5	\$1,900	

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100 GOLD STREET OFFICE BUILDING
Asset # : 13453

Electrical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Under 600 Volts							
Wiring							
Thermoplastic	40%			2036	**	1	
Thermoplastic	10%			2046	**	1	
Thermoplastic	50%			2026	\$965,400	1	
Motor Controllers							
Locally Mounted	5%			2024	\$1,500	5	\$200
Motor Control Center	15%			2024	\$185,500	5	\$3,000
Motor Control Center	65%			2039	**	5	\$13,000
Variable Frequency Drive	15%			2039	**		
Ground							
Grounding Devices							
Generic	100%			LIFE	**	5	\$10,800
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Basement</i>							
<i>Explanation : Connected To Metal Water Pipe</i>							
Stand-by Power							
Transfer Switches							
Automatic	100%			2039	**	1	\$225,100
Generators							
Diesel	100%			2029	**	1	\$283,300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Generator Room</i>							
<i>Explanation : 2-1750kw Diesel Generators</i>							
Batteries							
Lead/Acid	100%			2020	\$1,500	5	\$27,100
Fuel Storage							
Day Tank							
	50%			2034	**	5	\$67,700
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Generator Room</i>							
<i>Explanation : 275 Gallons Rated Capacity</i>							
Main Tank							
	50%			2041	**	5	\$10,700
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Basement</i>							
<i>Explanation : 2- 1200 Gallons Rated Capacity</i>							
Lighting							
Interior Lighting							
Fluorescent							
	98%			2026	\$4,037,900	10	\$656,100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Throughout The Building</i>							
<i>Explanation : T-8 Lamps</i>							
Fluorescent							
	2%			2026	\$82,400	10	\$13,400
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Corridors</i>							

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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	\$195,100	10	\$35,200	
Exit, LED	10%			2041	* *	1		
Exit, Service	40%			2026	\$96,400	1		
Exit, Service	30%			2021	\$72,300	1		
Alarm								
Security System								
No Component	70%							
Generic	30%			2026	\$658,100	1	\$82,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</i>								
<i>Explanation : Cctv Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2026	\$7,509,200	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	\$16,200	
Steam Piping/Pump	70%			2036	* *	4	\$25,200	
Terminal Devices								
Air Handler	60%			2026	\$2,339,900	1	\$270,800	
Convactor/Radiator	30%			2031	* *	1	\$70,700	
Fan Coil Unit/Heat	10%			2026	\$1,083,000	1	\$23,600	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		

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Asset # : 13453

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2029	**	1	\$750,400	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 95%</i>								
<i>Location : Penthouse</i>								
Split Unit	5%			2026	\$166,900			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2036	**	4	\$36,000	
Terminal Devices								
Air Handler/Cool/Ht	95%	Now	\$58,400	2026	\$2,918,600	1	\$385,900	
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : The Drip Pans, Penthouse</i>								
Fan Coil - Cooling	5%			2026	\$278,500	1	\$11,800	
Heat Rejection								
Remote Air Cond	5%			2026	\$216,000	2	\$25,400	
Water Cooling Tower	65%			2027	\$1,349,500	2	\$477,500	
Water Cooling Tower	30%			2030	**	2	\$220,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$407,000	
Exhaust Fans								
Interior	90%			2026	\$719,500	2	\$20,100	
Roof	10%			2026	\$57,500	2	\$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2036	**	1		
Galv Iron/Steel	70%			2031	**	1		
Water Heater								
Gas Fired	100%			2024	\$168,300	2	\$10,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2031	**	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2031	**	4	\$2,500	
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		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (4) L-6 (4) 1-9 (1) L-9</i>						
		<i>Explanation : Nine Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$381,600	
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 : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$38,400	\$197,300
Interior Architecture	\$4,454,200	\$1,193,700
Electrical	\$404,200	\$2,356,400
Mechanical	\$490,600	\$6,016,100
Total	\$5,387,400	\$9,763,500
Importance Code A	\$38,400	\$197,300
Importance Code B	\$4,326,700	\$9,319,300
Importance Code C	\$1,022,300	\$246,900
Total	\$5,387,400	\$9,763,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$34,200		\$116,200	
Interior Architecture	\$31,600	\$19,400	\$31,600	\$845,000
Electrical	\$38,600	\$17,800	\$18,700	\$23,000
Mechanical	\$63,500	\$50,700	\$52,900	\$54,800
Elevators/Escalators	\$74,000	\$74,000	\$74,000	\$74,000
Total	\$241,800	\$162,000	\$293,500	\$996,900
Importance Code A	\$34,200	\$7,700	\$116,800	
Importance Code B	\$207,600	\$154,300	\$176,700	\$996,900
Total	\$241,800	\$162,000	\$293,500	\$996,900



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

Asset # : 49

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

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

Asset # : 49

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Cast in Place Concrete	20%	Now	\$38,400	LIFE	**			1
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Sidewalk Over Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Sidewalk Over Basement</i>								
Copper/Terne	10%			2040	**	10	\$16,100	
Modified Bitumen	50%			2030	**	10	\$32,200	
Modified Bitumen	20%	Now	\$16,300	2030	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 14th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Mechanical Room</i>								
Interior								
Floors								
Carpet	15%			2021	\$806,200	3	\$116,600	
Cast in Place Concrete	10%	Now	\$87,600	LIFE	**	5	\$85,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Pump Room In Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement And Sub-basement</i>								
Ceramic Tile	5%			2034	**	5	\$19,400	
Mosaic Tile	5%			2030	**	5	\$48,600	
Terrazzo	10%			LIFE	**	5	\$30,400	
Vinyl Tile	15%	Now	\$537,000	2035	**	3	\$21,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : 15th, 16th, And 17th Floors</i>								
Vinyl Tile	20%			2025	\$716,000	3	\$29,200	
Vinyl Tile	5%			2033	**	3	\$9,700	
Vinyl Tile 9" X 9"	15%			2020	\$695,700	3	\$21,900	
Interior Walls								
Gypsum Board	20%			LIFE	**	5	\$89,800	
Gypsum Board	5%			LIFE	**	5	\$22,400	
Masonry: Brick	10%	Now	\$632,100	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Sub-basement</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement And Sub-basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement And Sub-basement</i>								
Marble Panels	5%			LIFE	**			
Plaster	15%	Now	\$390,200	LIFE	**	5	\$33,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 15th, 16th And 17th Floors</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	15%	Now	\$587,200	2045	**	5	\$29,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 3rd And 17th Floors</i>								
AcousTileConcealSpLn	15%			2030	**	5	\$72,900	
AcousTileSusp.Lay-In	5%			2042	**	5	\$19,400	
Exposed Concrete	5%			LIFE	**	5	\$3,000	
Masonry:Vault Struct	15%	Now	\$1,156,400	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement And Sub-basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement And Sub-basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement And Sub-basement</i>								
<i>Explanation : Corroded Steel Members</i>								
Plaster	15%	Now	\$331,600	LIFE	**	5	\$36,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 16th And 17th Floors</i>								
Plaster	30%			LIFE	**	5	\$72,900	

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%			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	\$174,700	5	\$300	
Molded Case Bkrs	40%			2045	**	5	\$2,700	
Raceway								
Conduit	60%			2025	\$409,800	1		
Conduit	40%			2045	**	1		
Panelboards								
Fused Disc Sw	20%			2024	\$103,600	5	\$1,200	
Fused Toggle Switch	10%	0-2	\$51,800	2050	**	5	\$300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	50%			2041	**	5	\$3,400	
Molded Case Bkrs	20%			2024	\$103,600	5	\$1,400	

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

Asset # : 49

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	30%	2-4	\$316,600	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	70%			2045	**	1		
Motor Controllers								
Locally Mounted	60%			2038	**	5	\$1,100	
Locally Mounted	20%	2-4	\$6,400	2045	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Variable Frequency Drive	20%			2038	**			
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,300	LIFE	**	5	\$3,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	85%			2025	\$1,362,200	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	\$164,900	
<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		Priority
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		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%			2035	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Murray Street</i>							
	<i>Explanation : From Con Ed</i>							
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2034	**	5	\$15,400	
Distribution								
Steam Piping/Pump	100%	Now	\$98,200	2025	\$1,964,200	4	\$12,800	
	<i>Corroded, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Sub-basement</i>							
Terminal Devices								
Air Handler	20%	Now	\$30,300	2025	\$303,400	1	\$28,900	
	<i>Abandoned in Place, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Sub-basement</i>							
Convactor/Radiator	80%			2023	\$2,125,700	1	\$67,100	
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2025	\$286,400	1	\$36,100	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Various Locations</i>							
Window/Wall Unit	20%			2020	\$115,700	1		
No Component	50%							
Distribution								
Chilled Wtr Pipe/Pump	30%			2035	**	4	\$5,800	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2025	\$179,200	1	\$48,200	
No Component	70%							
Heat Rejection								
Air Condenser Unit	30%			2033	**	2	\$54,300	
	<i>Other Observation, Extent : Light, Area Affected : 30%</i>							
	<i>Location : 16th Floor</i>							
	<i>Explanation : 3 Units</i>							
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$242,800	LIFE	**	2-5	\$144,800	
	<i>Abandoned in Place, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Sub-basement</i>							
Exhaust Fans								
Interior	100%			2025	\$311,000	2	\$8,000	

Plumbing

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

Asset # : 49

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2035	* *	1		
Galv Iron/Steel	20%	Now	\$8,400	2023	\$168,000	1		
		<i>Corroded, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Sub-basement</i>						
<hr/>								
HW Heat Exchanger								
Low Temp	100%			2025	\$87,300	4	\$25,700	
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
<hr/>								
Sump Pump(s)								
Rigid Piping	100%			2025	\$12,000	4	\$1,600	
<hr/>								
Backflow Preventer								
Generic	100%			2025	\$27,300	1	\$15,900	
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (2) B-14 (2) 1-14 (1) Sb, B, 1.</i>						
		<i>Explanation : 5 Units</i>						
<hr/>								
Fire Suppression								
Standpipe								
Generic	100%			2035	* *	1-5	\$130,900	
<hr/>								
Sprinkler								
No Component	85%							
Generic	15%			2025	\$492,700	1-2	\$10,900	
		<i>Other Observation, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Sub-basement, Basement, 1st Floor</i>						
		<i>Explanation : Part Of The Building Only</i>						
<hr/>								
Fire Pump								
No Component	50%							
Generic	50%			2038	* *	1	\$24,300	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : #256 Sub-basement</i>						
		<i>Explanation : For #256 Side Only</i>						

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$132,000	\$50,800
Interior Architecture	\$234,000	\$210,500
Electrical		\$563,800
Mechanical		\$118,600
Total	\$366,000	\$943,700
Importance Code A	\$132,000	\$50,800
Importance Code B		\$892,900
Importance Code C	\$234,000	
Total	\$366,000	\$943,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$46,700	\$2,400		\$2,900
Interior Architecture	\$33,200	\$6,100	\$4,700	\$36,100
Electrical	\$11,600	\$2,700	\$2,700	\$19,400
Mechanical	\$8,100	\$5,100	\$9,700	\$32,600
Total	\$99,600	\$16,200	\$17,000	\$90,900
Importance Code A	\$50,400	\$6,100	\$3,700	\$6,700
Importance Code B	\$49,200	\$10,200	\$10,700	\$84,200
Importance Code C			\$2,600	
Total	\$99,600	\$16,200	\$17,000	\$90,900



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$132,000	LIFE	**	5	\$29,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Masonry: Brick	30%			LIFE	**	5	\$21,800	
Masonry: Brownstone	15%			LIFE	**	5	\$8,200	
Masonry: Fieldstone	5%	Now	\$31,100	LIFE	**	5	\$2,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Foundation</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Foundation</i>								
Masonry: Limestone	5%	Now	\$7,900	LIFE	**	5	\$2,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$7,800	2036	**	5	\$6,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Exterior Fire Escape At East Facade</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Fire Escapes At East And West Facades</i>								
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	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$6,100	
Ceramic Tile	5%			2035	**	5	\$2,800	
Quarry Tile	8%			2039	**	5	\$6,700	
Sheet Vinyl/Rubber	10%			2026	\$163,600	5	\$8,300	
Steel Plate	1%	Now	\$5,000	LIFE	**	1		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Over Sump Pump In Basement</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Sump Pump In Basement</i>								
Vinyl Tile	6%	Now	\$28,100	2036	**	3	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Room 402</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Room 402</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Room 402</i>								
<i>Explanation : 9x9 Tiles</i>								
Vinyl Tile	10%			2026	\$46,900	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	\$119,400	LIFE	**			
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Plaster	70%	Now	\$114,600	LIFE	**	5	\$21,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Fourth Floor</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 400a Main Disconnect Switch</i>								
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	10%			2034	**	5	\$100	
Molded Case Bkrs	90%			2034	**	5	\$1,000	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	100%			2031	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,400	LIFE	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								

Lighting

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

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								
Interior Lighting Fluorescent	50%			2026	\$104,900	10	\$17,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	50%			2031	**	10	\$17,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Compact Fluorescent Lamps</i>						
Egress Lighting Emergency, Battery	50%			2026	\$24,800	10	\$4,500	
Exit, Service	50%			2026	\$6,100	1		
Exterior Lighting HID	100%			2026	\$157,200	10	\$100	
Alarm								
Security System No Component	70%							
Generic	30%			2034	**	1	\$4,700	
Fire/Smoke Detection No Component	30%							
Generic, Digital	70%			2026	\$301,700	1-3	\$18,100	
Mechanical								
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	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit</i>						
Distribution Steam Piping/Pump	100%			2036	**	4	\$1,800	
Terminal Devices Convactor/Radiator	100%			2031	**	1	\$12,000	
Air Conditioning								
Energy Source Electricity	100%			2034	**	1		

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Conversion Equipment							
Interior Pkg Unit - Cooling	25%			2024	\$118,600	2	\$600
Exterior Pkg Unit - Cooling	10%			2026	\$17,000	2	\$200
Window/Wall Unit	25%			2021	\$18,900	1	
No Component	40%						
Terminal Devices							
Direct Expansion	40%			2026	\$27,400	1	
No Component	60%						
Heat Rejection							
Air Condenser Unit	40%			2026	\$17,700	2	\$10,400
No Component	60%						
Ventilation							
Distribution							
Ductwork/Diffusers	50%			LIFE	* *	2-5	\$10,400
No Component	50%						
Exhaust Fans							
Roof	25%			2026	\$7,300	2	\$300
No Component	75%						
Plumbing							
H/C Water Piping							
Brass/Copper	5%			2046	* *	1	
Galv Iron/Steel	95%			2031	* *	1	
Water Heater							
Gas Fired	100%			2021	\$8,600	2	\$500
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Sump Pump(s)							
Rigid Piping	100%			2026	\$11,000	4	\$2,500
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	90%						
Generic	10%			2052	* *	1-2	\$1,000
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>							
<i>Location : Basement</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$112,800	\$18,000
Interior Architecture	\$254,200	\$255,400
Electrical	\$300,300	\$366,000
Mechanical		\$484,200
Total	\$667,400	\$1,123,600
Importance Code A	\$112,800	\$54,600
Importance Code B	\$554,600	\$1,069,000
Total	\$667,400	\$1,123,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$36,100		\$17,700	
Interior Architecture	\$25,800	\$6,800		\$2,700
Electrical	\$21,400	\$700	\$10,800	\$1,400
Mechanical	\$11,300	\$21,400	\$62,800	\$22,300
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$104,400	\$38,800	\$101,100	\$36,200
Importance Code A	\$38,100	\$2,000	\$19,700	\$2,000
Importance Code B	\$66,300	\$35,300	\$81,400	\$34,200
Importance Code C		\$1,500		
Total	\$104,400	\$38,800	\$101,100	\$36,200



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
ADMINISTRATION BUILDING
Asset # : 13411

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$20,000	
Masonry: Brick	20%	Now	\$47,800	LIFE	**	5	\$8,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Wall Is Covered With Waterproof Sealant.</i>								
Masonry: Brick Cavity	60%			LIFE	**	5	\$24,000	
Stucco Cement	5%	Now	\$11,500	2030	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkhead</i>								
Window Wall	5%	Now	\$19,000	2045	**	5	\$3,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Main Entrance</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Entrance</i>								
Windows								
Aluminum	100%	Now	\$65,000	2041	**	5	\$7,800	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$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	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Balconies</i>								
Roof								
Modified Bitumen	85%			2030	**	10	\$17,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covered With Rubber Tiles</i>								
Modified Bitumen	15%	Now	\$3,600	2025			\$18,000	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Roof Over Second Floor</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : West Roof Over Second Floor</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$6,600	
Ceramic Tile	5%			2034	**	5	\$3,000	
Quarry Tile	5%			2038	**	5	\$4,500	
Vinyl Tile	10%			2033	**	3	\$3,000	
Vinyl Tile	50%			2025	\$255,400	3	\$11,400	
Vinyl Tile	25%	0-2	\$127,700	2035	**	3	\$5,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Room 402, Basement Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Room 402, Basement Corridor</i>								
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$2,900	
Gypsum Board	80%			LIFE	**	5	\$28,200	
Metal Panel	5%			LIFE	**			
Plaster	10%			LIFE	**	5	\$1,800	
Ceilings								
AcousTileSusp.Lay-In	20%			2042	**	5	\$12,100	
AcousTileSusp.Lay-In	75%			2038	**	5	\$45,500	
Exposed Struc: Steel	5%	0-2	\$126,500	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Beam In Mechanical Room</i>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2025	\$36,700	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2025	\$145,300	5	\$200	
Raceway								
Conduit	100%			2025	\$86,300	1		
Panelboards								
Fused Disc Sw	5%			2024	\$4,400	5		
Molded Case Bkrs	90%			2041	**	5	\$1,000	
Molded Case Bkrs	5%			2024	\$4,400	5	\$100	
Wiring								
Thermoplastic	80%			2025	\$93,400	1		
Thermoplastic	20%			2045	**	1		

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	70%	2-4	\$20,500	2045	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Locally Mounted	30%			2023	\$8,800	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Lighting								
Interior Lighting								
Fluorescent	59%			2020	\$134,900	10	\$21,900	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2030	**	10	\$7,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
Fluorescent	20%			2030	**	10	\$7,400	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Lobby</i>								
Incandescent	1%			2020	\$5,100	2		
Egress Lighting								
Emergency, Battery	50%			2030	**	10	\$4,900	
Exit, Service	50%			2030	**	1		
Exterior Lighting								
Incandescent	100%			2020	\$128,700	2	\$100	
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$7,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations And Horns</i>								

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

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

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	
Fire Suppression Sprinkler								
Generic	100%			2035	* *	1-2	\$11,300	
Fire Pump								
Generic	100%			2028	* *	1	\$7,600	
Chemical System								
Generic	100%			2020	\$25,900	1-3	\$50,600	

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,780,400	\$1,791,500
Interior Architecture	\$1,841,400	\$1,751,000
Electrical	\$1,044,400	
Mechanical		\$922,300
Total	\$4,666,200	\$4,464,900
Importance Code A	\$1,780,400	\$1,791,500
Importance Code B	\$1,924,200	\$1,915,100
Importance Code C	\$961,600	\$758,200
Total	\$4,666,200	\$4,464,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$62,100			
Interior Architecture	\$19,800	\$245,400		\$5,400
Electrical	\$4,000	\$3,500	\$2,700	\$16,200
Mechanical	\$20,900	\$11,400	\$27,000	\$22,700
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$116,700	\$270,100	\$39,600	\$54,100
Importance Code A	\$62,100	\$1,600		
Importance Code B	\$54,600	\$268,500	\$39,600	\$54,100
Total	\$116,700	\$270,100	\$39,600	\$54,100



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Fiberglass Panel	5%			2035	**	5	\$152,800	
Masonry: Brick	15%	Now	\$199,700	LIFE	**	5	\$122,200	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Stack Chimney</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Penthouse</i>							
Masonry: Marble	55%			LIFE	**	5	\$336,100	
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Various Ground Level Areas</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Metal Panel	5%	Now	\$95,200	2036	**	5	\$76,400	
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout B/h</i>							
Stucco Cement	20%			2039	**	5	\$407,400	
Windows								
Aluminum	75%	Now	\$624,900	2042	**	5	\$68,800	
	<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Wood	25%	Now	\$187,000	2034	**	5	\$229,400	
	<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Parapets								
Copper/Terne	25%	Now	\$22,100	2046	**	5	\$11,500	
	<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	20%	Now	\$23,700	LIFE	**	5	\$3,800	
	<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Parge/Tar Separating, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Masonry: Marble	44%	Now	\$179,300	LIFE	**	5	\$10,500	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Metal Panel	10%	Now	\$15,800	2036	**	5	\$3,700	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Metal Rail	1%	Now	\$500	2031	**	5	\$1,300	
	<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 60%</i>							
	<i>Location : Throughout</i>							

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Roll Roofing	75%	Now	\$57,200	2022	\$571,900	5	\$106,600	
	<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Southeast Corner</i>							
Skylight, Metal/Glass	25%	Now	\$156,900	2036	**			
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Interior								
Floors								
Carpet	10%			2022	\$1,428,700	3	\$129,100	
Carpet	40%			2025	\$4,762,200	3	\$516,600	
Cast in Place Concrete	10%	Now	\$97,000	LIFE	**	5	\$188,300	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout Basement</i>							
Mosaic Tile	10%			2031	**	5	\$215,200	
Marble Panels	10%			LIFE	**	5	\$64,600	
Slate	5%	Now	\$162,900	LIFE	**	5	\$45,700	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	5%	Now	\$19,800	2031	**	3	\$16,100	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Wood	10%	4+	\$76,900	2041	**	5	\$80,700	
	<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Interior Walls								
Masonry: Brick	8%			LIFE	**			
Masonry: Fieldstone	2%	Now	\$49,300	LIFE	**			
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Water Penetration</i>							
Marble Panels	25%	Now	\$876,900	LIFE	**			
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Plaster	10%			LIFE	**	5	\$20,300	
Plaster	30%	Now	\$35,300	LIFE	**	5	\$60,900	
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>							
	<i>Location : Southeast Corner Of Library</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 3%</i>							
	<i>Location : Southeast Corner Of Library</i>							
Wood	25%			LIFE	**	5	\$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	\$350,000	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Courtroom Dome</i>								
<i>Explanation : Louis Tiffany Dome. Ultra Premium.</i>								
Gypsum Board	32%			LIFE	**	5	\$344,400	
Masonry: Marble	10%			LIFE	**	1		
Masonry:Vault Struct	5%	Now	\$85,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	30%			LIFE	**	5	\$161,400	

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	100%			2052	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 3000 Amps</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	**	5	\$200	
Raceway								
Conduit	100%			2052	**	1		
Panelboards								
Fused Disc Sw	10%			2048	**	5	\$100	
Molded Case Bkrs	90%			2048	**	5	\$1,300	
Wiring								
Thermoplastic	100%			2052	**	1		
Motor Controllers								
Locally Mounted	25%			2043	**	5	\$100	
Motor Control Center	70%			2043	**	5	\$1,000	
Variable Frequency Drive	5%			2046	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Engineer Office</i>								
<i>Explanation : All Controllers Monitored By Bms</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	70%			2034	**	10	\$34,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	8%			2021	\$77,400	10	\$4,000	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HID	2%			2034	**	10		
Incandescent	20%			2021	\$967,000	2	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Chandelier Lighting Fixtures</i>								
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, LED	50%			2061	**	1		
Exterior Lighting								
HID	45%			2034	**	10	\$100	
Incandescent	5%			2021	\$9,400	2		
No Component	50%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2036	**	1	\$6,100	
Fire/Smoke Detection								
No Component	30%							
Generic, Digital	70%			2034	**	1-3	\$23,400	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2046	**	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2029	**	5	\$3,200	
Distribution								
Steam Piping/Pump	100%			2036	**	4	\$2,700	
Terminal Devices								
Air Handler	50%			2026	\$158,600	1	\$16,800	
Convactor/Radiator	45%			2031	**	1	\$7,900	
Fan Coil Unit/Heat	5%			2026	\$44,000	1	\$900	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Conversion Equipment							
Reciprocating Compr/Chiller	100%			2026	\$199,700	1	\$25,200
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Chillers - Basement Mechanical Room</i>					
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Multi Stage Chiller - Basement</i>					
		<i>Explanation : 2 Units</i>					
Distribution							
Chilled Wtr Pipe/Pump	100%			2036	* *	4	\$2,700
Terminal Devices							
Air Handler/Cool/Ht	100%			2026	\$249,900	1	\$33,600
Heat Rejection							
Water Cooling Tower	100%			2024	\$168,800	2	\$54,700
Dehumidifier							
Generic	100%			2024	\$54,600		
		<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	\$46,800	2	\$1,700
Plumbing							
H/C Water Piping							
Brass/Copper	20%			2046	* *	1	
Galv Iron/Steel	80%			2039	* *	1	
Water Heater							
Gas Fired	100%			2021	\$13,700	2	\$800
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Sump Pump(s)							
Rigid Piping	100%			2031	* *	4	\$2,500
Sewage Ejector(s)							
Electric	100%			2026	\$12,000	4	\$2,500
Backflow Preventer							
Generic	100%			2026	\$5,700	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : One Unit Travels From Basement : Penthouse, The Other From Cellar : 4th Floor</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2046		**	1-2	\$800

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

Asset Name : APPELLATE COURT - 2ND DEPT.
Address : 45 MONROE PLACE @ PIERREPONT ST.
Borough : BROOKLYN **Agency's Number** : 312-319
Program / Asset # : DGS0024.000 / 2036 **Yr Built/Renovated** : 1937 / 2004
Area Sq Ft : 62,794 **Project Type** : REAL PROPERTY
Date of Survey : 30-May-2013 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,3,p
Block : 237 **Lot** : 1 **BIN** : 3001881

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$910,500	\$83,100
Interior Architecture	\$296,400	\$156,100
Electrical	\$495,200	\$500,800
Mechanical	\$477,900	\$534,600
Total	\$2,180,000	\$1,274,600
Importance Code A	\$1,241,600	\$83,100
Importance Code B	\$812,100	\$1,088,200
Importance Code C	\$126,200	\$103,200
Total	\$2,180,000	\$1,274,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$39,600			
Interior Architecture	\$234,100			\$12,900
Electrical	\$38,700	\$28,600	\$5,900	\$4,700
Mechanical	\$96,900	\$36,600	\$38,500	\$18,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$417,200	\$73,100	\$52,300	\$44,300
Importance Code A	\$39,600	\$6,400	\$6,200	\$6,200
Importance Code B	\$355,500	\$66,700	\$46,100	\$38,000
Importance Code C	\$22,100			
Total	\$417,200	\$73,100	\$52,300	\$44,300



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	2-4	\$25,600	LIFE	**	5	\$21,000	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	15%	2-4	\$41,100	LIFE	**	5	\$12,600	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Granite	5%			LIFE	**	5	\$3,100	
Masonry: Limestone	75%			LIFE	**	5	\$47,200	
Windows								
Bronze/Brass	95%	Now	\$869,300	2032	**	5	\$35,900	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Library</i>							
Metal Louvers	5%			2033	**	10	\$3,800	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,200	
Masonry: Brick	35%	0-2	\$6,300	LIFE	**	5	\$2,000	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	60%			LIFE	**	5	\$4,400	
Roof								
Single Ply Membrane	100%	2-4	\$7,600	2029	**			
	<i>Blisters, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

Interior

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	25%	0-2	\$162,500	2023	\$324,900	3	\$35,200	
	<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Ceramic Tile	5%	0-2	\$4,900	2033	**	5	\$2,400	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Cork Tile	25%	2-4	\$126,800	2044	**	5	\$10,300	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Marble Panels	20%			LIFE	**	5	\$14,100	
Quarry Tile	5%	2-4	\$7,300	2029	**	5	\$3,500	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Terrazzo	5%	2-4	\$11,800	LIFE	**	5	\$3,700	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	10%	2-4	\$8,700	2029	**	3	\$3,500	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Wood	5%	2-4	\$16,800	2052	**	5	\$4,400	
	<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Interior Walls								
Cast in Place Concrete	5%	2-4	\$22,100	LIFE	**			
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Gypsum Board	10%			LIFE	**	5	\$7,700	
Marble Panels	15%	2-4	\$83,600	LIFE	**			
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Plaster	45%	Now	\$42,700	LIFE	**	5	\$17,400	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Main Court Room And Throughout</i>							
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	20%			LIFE	**	5	\$103,200	
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$1,500	
Plaster	25%			LIFE	**	5	\$14,700	
Plaster	65%	Now	\$43,400	LIFE	**	5	\$38,200	
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Library Windows</i>							

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$22,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 2400 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2029	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Elevator Room - Penthouse</i>								
<i>Explanation : One 34 Kva 240/120hv-208lv And 100 Amps 500 Dc Volts Output Filter</i>								
Switchgear / Switchboard								
Molded Case Bkrs	90%			2024	\$119,100	5	\$1,500	
Molded Case Bkrs	10%			2034	**	5	\$200	
Raceway								
Conduit	85%			2024	\$91,200	1		
Conduit	10%			2034	**	1		
Conduit	5%			2054	**	1		
Panelboards								
Fused Disc Sw	10%			2023	\$7,300	5	\$100	
Molded Case Bkrs	75%			2023	\$54,700	5	\$1,200	
Molded Case Bkrs	10%			2032	**	5	\$200	
Molded Case Bkrs	5%			2049	**	5	\$100	
Wiring								
Braided Cloth	20%	2-4	\$33,300	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	55%			2024	\$91,600	1		
Thermoplastic	20%			2034	**	1		
Thermoplastic	5%			2054	**	1		
Motor Controllers								
Locally Mounted	20%			2029	**	5	\$100	
Motor Control Center	80%			2029	**	5	\$1,400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	10%			2034	**	10	\$5,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices And Filing Room - Basement</i>								
Fluorescent	70%			2029	**	10	\$40,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	20%			2019	\$223,700	2	\$300	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	45%			2024	\$41,300	10	\$6,800	
Emergency, Battery	5%			2034	**	10	\$800	
Exit, Service	50%			2034	**	1		
<hr/>								
Exterior Lighting								
HID	90%			2019	\$231,200	10	\$200	
Incandescent	10%			2019	\$21,800	2		
<hr/>								
Alarm								
Security System								
No Component	50%							
Generic	50%			2024	\$102,900	1	\$11,700	
<hr/>								
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$38,700	
<hr/>								
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								
Fuel Oil No 2	100%			2044	**	5	\$19,500	
<hr/>								
Conversion Equipment								
Steam Boiler	100%	0-2	\$331,200	2044	**	1	\$56,000	
								<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>
								<i>Location : Boiler Stack Is Attached To Adjacent Building. Leaks Flue Gas As Per Super.</i>
								<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>
								<i>Location : Basement</i>
<hr/>								
Distribution								
Steam Piping/Pump	100%	Now	\$23,700	2034	**	4	\$3,100	
								<i>Obsolete Equipment, Extent : Moderate, Area Affected : 5%</i>
								<i>Location : Vacuum Condensate Pumps</i>
<hr/>								
Terminal Devices								
Air Handler	40%			2019	\$146,700	1	\$15,500	
								<i>Other Observation, Extent : Light, Area Affected : 100%</i>
								<i>Location : Basement</i>
								<i>Explanation : 5 Units</i>
<hr/>								
Convector/Radiator	60%			2037	**	1	\$12,200	
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
<hr/>								

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement: 3rd Floor</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2044		**	1-5	\$31,700
Fire Pump								
Generic	100%			2027	\$50,400	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 : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$712,400	\$268,900
Interior Architecture	\$737,400	
Electrical	\$733,900	\$279,300
Mechanical	\$167,800	\$159,500
Total	\$2,351,400	\$707,700
Importance Code A	\$712,400	\$268,900
Importance Code B	\$1,514,300	\$438,800
Importance Code C	\$124,800	
Total	\$2,351,400	\$707,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$33,200			
Interior Architecture	\$163,900		\$3,800	\$9,600
Electrical	\$35,300	\$3,500	\$3,900	\$5,100
Mechanical	\$37,500	\$5,600	\$12,800	\$43,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$273,800	\$13,100	\$24,500	\$61,600
Importance Code A	\$36,900	\$3,600	\$3,600	\$4,100
Importance Code B	\$237,000	\$9,500	\$18,400	\$57,500
Importance Code C			\$2,500	
Total	\$273,800	\$13,100	\$24,500	\$61,600



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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$306,700	LIFE	**	5	\$51,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facades And Chimney</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entire Building Is Currently Unoccupied</i>								
<i>Explanation : Building Formerly Used As Fordham / Bronx Reference Library</i>								
Masonry: Granite	5%			LIFE	**	5	\$2,300	
Masonry: Limestone	10%	Now	\$32,700	LIFE	**	5	\$4,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Window Sills</i>								
Windows								
Glass Block	2%	Now	\$600	LIFE	**	5	\$100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Wall Facing Lower Roof</i>								
Metal Clad	13%	Now	\$76,000	2051	**	5	\$4,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Wood	85%	Now	\$268,300	2051	**	5	\$48,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	Now	\$61,400	LIFE	**	5	\$5,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Face</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$3,800	
Roof								
Modified Bitumen	100%			2026		10	\$29,400	
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
BAINBRIDGE FACILITY
Asset # : 4223

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	20%	Now	\$138,900	2028	**	3	\$16,500	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$12,000	
Ceramic Tile	5%			2035	**	5	\$2,700	
Terrazzo	5%			LIFE	**	5	\$2,100	
Vinyl Tile 9" X 9"	60%	Now	\$359,600	2036	**	3	\$12,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$4,900	
Gypsum Board	15%			LIFE	**	5	\$8,800	
Plaster	80%	Now	\$124,800	LIFE	**	5	\$23,500	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	50%	Now	\$253,000	2046	**	5	\$13,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Second Floor Reading Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	15%			LIFE	**	5	\$1,300	
Plaster	35%	Now	\$25,000	LIFE	**	5	\$12,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor Reading Room</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Workroom And Throughout</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

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

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

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								
Molded Case Bkrs	100%			2026	\$20,600	5	\$1,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 2- Main Service Switches Rated @ 400 Amperes Each.</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2026	\$121,100	5	\$1,000	
Raceway								
Conduit	100%			2026	\$58,800	1		
Panelboards								
Molded Case Bkrs	100%			2025	\$59,200	5	\$1,000	
Wiring								
Braided Cloth	50%	2-4	\$40,200	2051	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
Thermoplastic	50%			2026	\$40,200	1		
Motor Controllers								
Locally Mounted	100%			2024	\$29,200	5	\$200	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,400	LIFE	**	5	\$500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Water Main</i>							
	<i>Explanation : Corroded</i>							
Lighting								
Interior Lighting								
Fluorescent	100%	Now	\$207,100	2036	**			
	<i>Not in Service, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Egress Lighting								
Exit, Service	100%	Now	\$12,100	2036	**	1		
	<i>Not in Service, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Exterior Lighting								
HID	10%	Now	\$13,700	2036	**			
	<i>Not in Service, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
No Component	90%							
Alarm								
Security System								
Generic	100%	Now	\$110,000	2036	**	1	\$12,300	
	<i>Not in Service, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fire/Smoke Detection								
Generic, Analog	100%	Now	\$376,500	2036	**	1-3	\$20,600	
	<i>Not in Service, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2036	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Is A Vacant Building</i>								
<hr/>								
Conversion Equipment								
Steam Boiler	100%			2031	* *	1	\$36,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 1 Unit. This Building Is Vacant And Not Being Used</i>								
<hr/>								
Distribution								
Steam Piping/Pump	100%	0-2	\$25,400	2036	* *	4	\$1,800	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<hr/>								
Terminal Devices								
Convactor/Radiator	100%			2031	* *	1	\$11,900	
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
<hr/>								
Conversion Equipment								
Exterior Pkg Unit - Cooling	100%			2021	\$167,800	2	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Condemn Units</i>								
<hr/>								
Heat Rejection								
Air Condenser Unit	100%			2026	\$72,600	2	\$25,600	
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$20,500	
<hr/>								
Exhaust Fans								
Roof	100%			2021	\$28,900	2	\$1,100	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2026	\$86,900	1		
Galv Iron/Steel	20%	0-2	\$2,200	2024	\$21,700	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<hr/>								
Water Heater								
Gas Fired	100%			2021	\$8,500	2	\$500	
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							
		<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Vertical Transport								
Elevators								
Not Accessible	100%							

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$4,165,000	\$226,800
Interior Architecture	\$1,695,500	\$894,500
Electrical	\$232,000	\$2,001,200
Mechanical		\$2,314,500
Total	\$6,092,600	\$5,437,100
Importance Code A	\$4,165,000	\$296,900
Importance Code B	\$1,381,900	\$5,140,200
Importance Code C	\$545,700	
Total	\$6,092,600	\$5,437,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				
Interior Architecture	\$116,800		\$4,700	\$21,500
Electrical	\$45,400	\$9,900	\$12,300	\$11,400
Mechanical	\$93,400	\$25,300	\$32,600	\$22,600
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Total	\$290,200	\$69,700	\$84,100	\$90,000
Importance Code A	\$12,400	\$12,400	\$12,400	\$12,400
Importance Code B	\$246,000	\$57,300	\$71,800	\$74,900
Importance Code C	\$31,800			\$2,700
Total	\$290,200	\$69,700	\$84,100	\$90,000



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	55%	Now	\$1,105,100	LIFE	**	5	\$73,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corner Of Arthur Ave And E. Tremont</i>								
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	Now	\$157,500	LIFE	**	5	\$5,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$80,800	LIFE	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	35%	Now	\$154,100	LIFE	**	5	\$152,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$2,110,000	2052	**	5	\$25,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast in Place Concrete	10%	Now	\$37,100	LIFE	**	5	\$12,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$242,800	LIFE	**	5	\$10,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	100%	Now	\$277,700	2037		**		
<i>Blisters, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior								
Floors								
Carpet	5%	0-2	\$47,400	2023	\$118,500	3	\$14,000	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$82,000	
Ceramic Tile	5%			2030	**	5	\$9,400	
Mosaic Tile	5%			2032	**	5	\$23,400	
Terrazzo	15%	0-2	\$129,400	LIFE	**	5	\$22,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	50%			2027	\$789,200	3	\$46,800	
Vinyl Tile 9" X 9"	10%	Now	\$204,500	2037	**	3	\$7,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior Walls								
Ceramic Tile	3%			2036	**	5	\$5,400	
Concrete Masonry Unit	10%	0-2	\$8,000	LIFE	**	5	\$7,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Gypsum Board	15%	Now	\$22,400	LIFE	**	5	\$16,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Panel	15%	Now	\$149,000	LIFE	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Marble Panels	2%			LIFE	**	10	\$1,500	
Plaster	55%	Now	\$396,700	LIFE	**	5	\$29,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	15%	0-2	\$25,900	2032	**	5	\$14,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%			2032	**	5	\$18,700	
Exposed Concrete	20%	Now	\$238,900	LIFE	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Side Basement</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	55%	Now	\$536,000	LIFE	**	5	\$64,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 60%</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	90%			2027	\$70,100	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 2500 Amps Main Disconnect Switch</i>								
Fused Disc Sw	10%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$242,100	5	\$3,300	
Raceway								
Conduit	95%			2027	\$143,700	1		
Conduit	5%			2037	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$19,300	5	\$300	
Fused Knife Sw	5%	2-4	\$9,600	2052	**	5	\$100	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	70%			2026	\$134,800	5	\$2,300	
Molded Case Bkrs	10%			2035	**	5	\$300	
Molded Case Bkrs	5%			2052	**	5	\$200	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$232,000	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2037	**	1		
Thermoplastic	10%			2057	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$29,200	5	\$800	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,400	LIFE	**	5	\$1,800	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main - Basement</i>								
<i>Explanation : Corroded And Connected With Main Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	\$8,800	1	\$38,500	
Generators								
Diesel	100%			2023	\$72,500	1	\$48,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room Ground Floor</i>								
<i>Explanation : One 82.5 Kw Single Phase, 125 Kw 3 Phase</i>								
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$4,600	
Fuel Storage								
Main Tank	100%			2030	**	5	\$3,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room Ground Floor</i>								
<i>Explanation : 250 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	80%			2027	\$565,200	10	\$91,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	15%			2037	**	10	\$17,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2035	**	10	\$5,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	40%			2022	\$66,900	10	\$12,100	
Emergency, Battery	10%			2035	**	10	\$3,000	
Exit, LED	50%			2062	**	1		
Exterior Lighting								
HID	100%			2022	\$468,400	10	\$400	

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

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

Security System

No Component

90%

Generic

10%

2035

* *

1

\$4,700

Fire/Smoke Detection

No Component

90%

Generic, Digital

10%

2027

\$128,500

1-3

\$7,900

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

Interruptible Gas/Dual

100%

Fuel

2047

* *

1

*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

Steam Piping/Pump

100%

2027

\$865,900

4

\$9,300

Terminal Devices

Convactor/Radiator

100%

2025

\$1,171,500

1

\$40,400

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Heat Pump

20%

2028

* *

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

* *

2

\$800

Window/Wall Unit

70%

0-2

\$17,800

2022

\$178,500

1

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

Heat Rejection

Water Cooling Tower

20%

2028

* *

2

\$25,200

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

No Component

80%

Ventilation

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$22,100	
No Component	80%							
Exhaust Fans								
Roof	100%			2022	\$98,600	2	\$3,800	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$7,400	2032	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Supply Pipe Connects To Water Main In Basement</i>								
Water Heater								
Gas Fired	100%			2022	\$28,900	2	\$1,800	
Sanitary Piping								
Cast Iron	100%	0-2	\$26,900	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
Cast Iron	100%	0-2	\$3,500	LIFE	**	1		
<i>Cracked, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement, Near Entrance To Boiler Room</i>								
Sump Pump(s)								
Rigid Piping	50%			2022	\$5,500	4	\$1,200	
Rigid Piping	50%			2037	**	4	\$800	
<i>Recent Installation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s)								
Electric	100%			2022	\$11,000	4	\$2,500	
Backflow Preventer								
No Component	80%							
Generic	20%			2032	**	1	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Dedicated To The Boiler Plant</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (4) 1-7, (1) B-7</i>								
<i>Explanation : 5 Units</i>								
Fire Suppression								

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

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

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

Asset Name : BRONX FAMILY/CRIMINAL COURT
Address : 215 E. 161 STREET 900 SHERIDAN AVENUE
Borough : BRONX **Agency's Number** : 312-202
Program / Asset # : DGS0017.000 / 2058 **Yr Built/Renovated** : 1977 / 2012
Area Sq Ft : 502,000 **Project Type** : REAL PROPERTY
Date of Survey : 28-May-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,10
Block : 2454 **Lot** : 1 **BIN** : 2002704

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$4,016,600	\$572,600
Interior Architecture	\$2,284,000	\$14,755,000
Electrical	\$3,701,900	\$2,382,200
Mechanical	\$3,298,300	\$12,803,600
Total	\$13,300,700	\$30,513,400
Importance Code A	\$6,438,100	\$630,900
Importance Code B	\$6,284,900	\$19,495,600
Importance Code C	\$577,600	\$10,386,800
Total	\$13,300,700	\$30,513,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$16,100			
Interior Architecture	\$234,300		\$2,157,400	\$137,000
Electrical	\$49,900	\$60,800	\$48,100	\$85,700
Mechanical	\$280,700	\$172,500	\$348,600	\$172,500
Elevators/Escalators	\$148,500	\$148,500	\$148,500	\$148,500
Total	\$729,400	\$381,700	\$2,702,700	\$543,700
Importance Code A	\$16,100	\$50,300	\$50,300	\$49,700
Importance Code B	\$713,400	\$331,500	\$2,627,700	\$493,900
Importance Code C			\$24,800	
Total	\$729,400	\$381,700	\$2,702,700	\$543,700



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	0-2	\$263,900	LIFE	**	5	\$78,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Cooling Tower Area</i>								
Masonry: Brick	12%	0-2	\$188,200	LIFE	**	5	\$63,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Below Windows, Garage Wing</i>								
Masonry: Granite	3%			LIFE	**	5	\$11,800	
Masonry: Limestone	80%	0-2	\$2,272,300	LIFE	**	5	\$314,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Slate Panels	2%			LIFE	**	5	\$7,900	
Windows								
Aluminum	100%	0-2	\$289,100	2032	**	5	\$34,800	
<i>Air Infiltration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Exterior Surfaces</i>								
<i>Explanation : Dirty Glass</i>								
Parapets								
Cast in Place Concrete	40%	0-2	\$70,800	LIFE	**	5	\$116,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Expansion Jnt Failure, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	0-2	\$16,100	LIFE	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	40%	0-2	\$116,700	LIFE	**	5	\$14,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%	2-4	\$74,300	2044	**	5	\$20,000	2
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	90%	2-4	\$741,300	2034		**		
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Annex</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : At Lower Floor Setbacks</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Setback Areas At Lower Floors</i>								
<i>Explanation : Pigeon Waste Accumulation</i>								
Traffic Topping	10%			2034		**	\$30,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	20%	2-4	\$213,300	2020	\$2,132,700	3	\$252,900	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	15%	Now	\$130,300	LIFE		**	\$276,600	
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Loading Dock Over Lm Level</i>								
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parking Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Lm Level</i>								
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Basement - Near Electrical Room Corridors</i>								
<i>Explanation : Plywood Covering Concrete Trenches</i>								
Ceramic Tile	5%			2033		**	\$42,200	
Terrazzo	10%	Now	\$194,200	LIFE		**	\$65,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
Vinyl Tile	50%	Now	\$710,300	2024	\$3,551,500	3	\$158,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$67,700	2033	**	5	\$24,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Public Restroom On Lm Level</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Public Restroom On Lm Level</i>								
Concrete Masonry Unit	10%	Now	\$109,000	LIFE	**	5	\$39,600	
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof Stair D, Basement - Electrical Room</i>								
Fabric on Framing	10%			2025	\$9,997,500	5	\$49,500	
Gypsum Board	33%	0-2	\$67,200	LIFE	**	5	\$196,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%	4+	\$38,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Granite Panels	5%	0-2	\$197,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	25%	Now	\$98,500	LIFE	**	5	\$74,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridor Near Judges Garage On Lm Level</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor Near Judges Garage On Lm Level</i>								
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	2%			LIFE	**	5	\$79,300	

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2024	\$58,400	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 3000 Amps And Two 2000 Amps Main Disconnect Switch</i>								
Fused Disc Sw	50%			2050	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4000 Amps</i>								
Transformers								
Dry Type	100%			2041	**	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Total Of 75 - Different Ratings</i>								

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Under 600 Volts							
Switchgear / Switchboard							
Fused Disc Sw	50%			2024	\$242,100	5	\$1,100
Fused Disc Sw	50%			2050	**	5	\$1,100
Raceway							
Conduit	30%			2034	**	1	
Conduit	70%			2050	**	1	
Panelboards							
Fused Disc Sw	10%			2046	**	5	\$1,200
Molded Case Bkrs	90%			2046	**	5	\$11,900
Wiring							
Thermoplastic	60%			2024	\$536,000	1	
Thermoplastic	40%			2050	**	1	
Motor Controllers							
Locally Mounted	30%			2022		5	\$1,000
Motor Control Center	70%			2041	**	5	\$9,600
Ground							
Grounding Devices							
Generic	90%			LIFE	**	5	\$6,600
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : Water Main</i>					
Generic	10%			LIFE	**	5	\$700
		<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%			2041	**	1	\$154,500
Generators							
Diesel	100%			2037	**	1	\$194,400
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Roof</i>					
		<i>Explanation : One 1500 Kw Caterpillar Genset</i>					
Batteries							
Lead/Acid	100%			2019	\$1,500	5	\$18,600
Fuel Storage							
Day Tank	50%			2046	**	5	\$46,600
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Roof</i>					
		<i>Explanation : One 275 Gallons</i>					
Main Tank	50%			2027	\$30,100	5	\$7,400
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : One 10000 Gallons</i>					
Lighting							

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

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								
Interior Lighting Fluorescent	85%			2029	* *	10	\$391,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	15%			2019	\$1,226,600	2	\$1,700	
Egress Lighting								
Emergency, Service	50%			2019	\$122,300	1		
Exit, Service	50%			2019	\$82,900	1		
Exterior Lighting								
HID	100%			2019	\$1,878,600	10	\$1,500	
Alarm								
Security System								
No Component	80%							
Generic	20%			2029	* *	1	\$37,500	
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2024	\$1,545,600	1-3	\$95,600	

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								
Interruptible Gas/Dual Fuel	100%			2044	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No.2 Fuel Tank Also Used As Main Supply Tank For Emergency Diesel Generator</i>								
Conversion Equipment								
Steam Boiler	100%	2-4	\$2,421,500	2044	* *	1	\$447,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : 10th Floor Boiler Room</i>								
<i>Explanation : 2 Units - 2 Heat Exchangers Convert Steam To Hot Water</i>								
Distribution								
Hot Wtr Piping/Pump	70%			2032	* *	4	\$17,300	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Hot Water Used For Preheat Coils And Perimeter Radiators</i>								
Steam Piping/Pump	30%			2034	* *	4	\$11,100	

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping Cast Iron	100%	Now	\$54,000	LIFE	* *	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northeast Side Street Sewer</i>								
Storm Drain Piping Cast Iron	100%	Now	\$34,700	LIFE	* *	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garage Level And Basement Of Main Building With Heavy Rain</i>								
Sump Pump(s) Rigid Piping	100%	0-2	\$11,000	2034	* *	4	\$1,600	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s) Electric	100%	0-2	\$11,000	2034	* *	4	\$1,600	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Backflow Preventer Generic	100%			2029	* *	1	\$30,700	
Fixtures Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : (6) Lm-8 (4) B-9 (1) B-10</i>								
<i>Explanation : 11 Units</i>								
Hydraulic	10%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : G-4th Floor</i>								
<i>Explanation : 2 Units</i>								
Escalators								
Under 20' Rise	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) Lm - M, (2) M-1, (2) 1-2</i>								
<i>Explanation : 6 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2050	* *	1-5	\$253,100	
Sprinkler								
No Component Generic	70%			2044	* *	1-2	\$42,200	
<i>Dry System, Extent : Light, Area Affected : 15%</i>								
<i>Location : Dry In Garage And Wet At 1st Floor, Basement</i>								
Fire Pump								
Generic	100%			2020	\$368,500	1	\$93,700	

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$4,332,400	\$1,376,800
Interior Architecture	\$1,790,600	\$2,753,900
Electrical		\$470,300
Mechanical	\$2,083,400	\$2,348,100
Total	\$8,206,500	\$6,949,100
Importance Code A	\$4,332,400	\$1,376,800
Importance Code B	\$3,800,600	\$4,304,700
Importance Code C	\$73,500	\$1,267,700
Total	\$8,206,500	\$6,949,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$26,100		\$3,800	
Interior Architecture	\$1,132,000	\$27,400		\$219,300
Electrical	\$133,000	\$119,300	\$153,700	\$136,500
Mechanical	\$247,400	\$244,200	\$381,300	\$294,800
Elevators/Escalators	\$202,100	\$202,100	\$202,100	\$202,100
Total	\$1,740,600	\$593,100	\$740,900	\$852,700
Importance Code A	\$62,300	\$36,200	\$40,000	\$38,100
Importance Code B	\$1,678,300	\$556,900	\$700,900	\$814,600
Total	\$1,740,600	\$593,100	\$740,900	\$852,700



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	8%			2034	**	5	\$147,000	
Gypsum Board	75%			LIFE	**	5	\$826,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Elevator Room 1031</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Granite Panels	12%			LIFE	**			
Wood	5%			LIFE	**	5	\$367,400	
Ceilings								
AcousTileSusp.Lay-In	58%	0-2	\$254,900	2038	**	5	\$318,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	40%	0-2	\$439,500	LIFE	**	5	\$548,200	
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : 6th Floor And Ceiling Above Jury Assembly Ramp</i>								
Metal Panel	2%			LIFE	**	5	\$27,400	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2051	**	5	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- 5000 Amps Services</i>								
Transformers								
Dry Type	100%			2042	**	5	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Various Kva Ratings</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2060	**	5	\$21,500	
Alarm								
Security System								
Generic	100%			2033	**	1	\$273,600	
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$465,100	

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								
Interruptible Gas/Dual Fuel	100%			2045	**	1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Vault</i>					
			<i>Explanation : 2 - 10,000 Gallon Tanks For #2 Fuel Oil</i>					
Conversion Equipment								
Hot Water Boiler	100%			2038	**	1	\$362,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 3 Boilers</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2041	**	4	\$36,100	
Terminal Devices								
Air Handler	35%			2030	**	1	\$158,500	
Convactor/Radiator	60%			2038	**	1	\$142,000	
Unit Heater-Stm/HW	5%	Now	\$140,600	2030	**	4	\$3,400	
			<i>Other Observation, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Sallyport</i>					
			<i>Explanation : Insufficient Heating Capacity For This Area</i>					
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
			<i>Other Observation, Extent : Light, Area Affected : 33%</i>					
			<i>Location : Chiller Room</i>					
			<i>Explanation : 1 Chiller - Power Supplied From A Natural Gas Powered Generator</i>					

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2034	**	1	\$713,400	
Interior Pkg Unit - Cooling	10%	Now	\$934,800	2030	**	2	\$3,600	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i> <i>Location : Unit 2, 8, 9, 19</i> <i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Explanation : Inadequate Condenser Water Flow To Operate Equipment using Refrigerant Hcfc 123</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2045	**	4	\$36,100	
<i>Corroded, Extent : Light, Area Affected : 2%</i> <i>Location : Next To Water Cooling Tower</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	**	1	\$453,000	
Heat Rejection								
Water Cooling Tower	100%	Now	\$833,400	2026	\$2,083,500	2	\$589,800	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Explanation : Condenser Water Piping From Cooling Tower To System Components Not Providing Sufficient Flow To Operate Equipment</i>								
Ventilation								
Exhaust Fans								
Interior	95%			2030	**	2	\$21,300	
Roof	5%			2030	**	2	\$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	**	1		
Water Heater								
Gas Fired	100%			2023	\$168,900	2	\$10,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Boiler Room</i> <i>Explanation : 2 Units - 250 Gallons</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$78,800	LIFE	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : S W Corner House Sewer</i> <i>Explanation : Section Of Sagging Piping Needs Replacement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2033	**	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2030	**	4	\$2,500	

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

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

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

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								
Backflow Preventer Generic	100%			2030	**	1	\$44,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Meter Room</i>								
<i>Explanation : Fire And Domestic Water Service</i>								
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Vertical Transport								
Elevators								
Geared Traction	95%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (12) S B-9, (8) S B-6, (1) I-7</i>								
<i>Explanation : 21 Units</i>								
<hr/>								
Hydraulic	5%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-2</i>								
<i>Explanation : 1 Unit</i>								
<hr/>								
Escalators								
Under 20' Rise	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : 2 Units</i>								
<hr/>								
Fire Suppression								
Standpipe								
Generic	100%			2045	**	1-5	\$383,000	
<hr/>								
Sprinkler								
Generic	100%			2045	**	1-2	\$205,200	
<hr/>								
Fire Pump								
Generic	100%			2034	**	1	\$136,800	
<hr/>								

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$987,500	\$130,100
Interior Architecture	\$171,200	\$203,600
Electrical	\$87,100	
Mechanical		\$284,400
Total	\$1,245,900	\$618,200
Importance Code A	\$987,500	\$130,100
Importance Code B	\$215,900	\$385,500
Importance Code C	\$42,500	\$102,600
Total	\$1,245,900	\$618,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$25,900	\$200		
Interior Architecture	\$90,100	\$196,800	\$7,400	\$8,400
Electrical	\$8,600	\$11,400	\$8,600	\$24,000
Mechanical	\$45,600	\$56,900	\$42,500	\$89,500
Elevators/Escalators	\$65,900	\$65,900	\$65,900	\$65,900
Total	\$236,100	\$331,300	\$124,500	\$187,800
Importance Code A	\$30,800	\$5,200	\$4,900	\$6,300
Importance Code B	\$124,200	\$326,100	\$115,800	\$181,500
Importance Code C	\$81,100		\$3,700	
Total	\$236,100	\$331,300	\$124,500	\$187,800



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.

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass Block	7%	Now	\$42,600	LIFE	**	5	\$5,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rear (east) Facade, Street Level</i>								
Masonry: Brick Cavity	68%	0-2	\$311,600	LIFE	**	5	\$83,900	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead And Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And South Facades, Bulkhead</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Louvers</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Below Window Sills And Vents</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead, Rear Facade At Adjoining Building</i>								
Masonry: Sandstone	5%	0-2	\$9,400	LIFE	**	5	\$4,600	
<i>Open Joints, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkhead</i>								
Metal/Glass Curt Wall	20%	0-2	\$387,900	LIFE	**	5	\$46,300	
<i>Air Infiltration, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade At Main Stair</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : 5th Floor At Main Stair (North Facade)</i>								
Windows								
Aluminum	90%	Now	\$207,000	2042	**	5	\$12,500	
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 1st Floor, West Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Rooms On Upper Floors - South Facade, 10th Floor Elevator Lobby</i>								
Metal Louvers	10%	4+	\$4,100	2035	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick Cavity	15%			LIFE	**	5	\$500	
Masonry: Sandstone	5%			LIFE	**	5	\$200	
Metal Rail	75%	4+	\$7,200	2039	**	5	\$19,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northwest Corner - 6th Floor</i>								
Stucco Cement	5%			2039	**	5	\$500	
Roof								
IRMA/Protected Membrane	82%	0-2	\$38,400	2031	**			
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 6th Floor Roof</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 6th Floor Roof</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 6th Floor Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : South Facade</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	10%			2026	\$17,100	10	\$3,000	
Skylight, Plastic	5%			2039	**	1		
Sloped Glazing	3%	Now	\$5,200	LIFE	**	5	\$11,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Entrance Canopy</i>								
Interior								
Floors								
Carpet	10%			2019	\$189,300	3	\$22,500	
<i>Staining/Discoloring, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
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	\$56,700	2031	**	3	\$25,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 7th Floor Corridor</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$7,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$5,900	
Glass: Single Pane	5%	4+	\$21,800	LIFE	**	5	\$5,500	
<i>Other Observation, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : At Main Stair - All Levels</i>								
<i>Explanation : Clouded / Staining</i>								
Gypsum Board	50%	Now	\$30,100	LIFE	**	5	\$44,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair B Bulkhead, Various Rooms On Upper Floors, 10th Floor Elevator Lobby</i>								
Masonry: Brick	15%	4+	\$42,500	LIFE	**			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Stair</i>								
Granite Panels	5%	4+	\$29,100	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Entrance Lobby</i>								
<i>Explanation : Staining/coloring</i>								
Wood	10%			LIFE	**	5	\$58,600	
Ceilings								
AcousTileSusp.Lay-In	60%	0-2	\$72,000	2039	**	5	\$44,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Dividing Walls - Upper Floors</i>								
Exposed Concrete	10%			LIFE	**	5	\$2,300	
Gypsum Board	30%	Now	\$9,000	LIFE	**	5	\$56,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Rooms On Upper Floors, 10th Floor Elevator Lobby</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2046	**	5	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Electrical Service Rated At 6000 Amps</i>								
Transformers								
Dry Type	100%			2039	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Multiple Units - Various Sizes</i>								
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		Priority	
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	
		<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%			2039	**	1	\$30,800	
Generators								
Diesel	100%			2035	**	1	\$38,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : No Rating Available</i>						
Batteries								
Nickel Cadmium	100%			2021	\$1,500	5	\$22,300	
Fuel Storage								
Day Tank	50%			2042	**	5	\$9,300	
Main Tank	50%			2054	**	5	\$1,500	
Lighting								
Interior Lighting								
Fluorescent	95%			2031	**	10	\$87,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Incandescent	5%			2031	**	2	\$100	
Egress Lighting								
Emergency, Service	100%			2031	**	1		
Exterior Lighting								
HID	20%			2031	**	10	\$100	
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2031	**	1-3	\$18,500	

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Vault</i>						
		<i>Explanation : (1) 6,000 Gallon Tank</i>						
<hr/>								
Conversion Equipment								
Hot Water Boiler	100%			2039	**	1	\$49,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sixth Floor Mechanical Equipment Room</i>						
		<i>Explanation : (2) Dual Fuel Hot Water Boilers</i>						
<hr/>								
Distribution								
Hot Wtr Piping/Pump	100%			2042	**	4	\$7,400	
<hr/>								
Terminal Devices								
Air Handler	50%			2031	**	1	\$30,900	
Convactor/Radiator	50%			2039	**	1	\$16,200	
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
<hr/>								
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2035	**	1	\$108,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sixth Floor Mechanical Equipment Room</i>						
		<i>Explanation : 2 Rotary Screw Chillers, Refrigerant R-22</i>						
<hr/>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2046	**	4	\$7,400	
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	**	1	\$61,800	
<hr/>								
Heat Rejection								
Water Cooling Tower	100%			2027	\$284,400	2	\$100,600	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$55,800	
<hr/>								
Exhaust Fans								
Roof	10%			2031	**	2	\$300	
No Component	90%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Basement And Sixth Floor</i>						
		<i>Explanation : Equipment Covered Under Heating And Cooling Section Of This Report</i>						
<hr/>								
Plumbing								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
Brass/Copper	98%			2046	* *	1		
Brass/Copper	2%	0-2	\$5,900	2056	* *	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Deteriorating Roof Tank Shingles</i>								
<hr/>								
Water Heater								
Gas Fired	100%			2021	\$23,100	2	\$1,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sixth Floor Mechanical Room</i>								
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
<hr/>								
Sump Pump(s)								
Rigid Piping	100%			2031	* *	4	\$2,500	
<hr/>								
Sewage Ejector(s)								
Electric	100%			2031	* *	4	\$2,500	
<hr/>								
Backflow Preventer								
Generic	100%			2031	* *	1	\$6,100	
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Through Tenth Floor</i>								
<i>Explanation : 6 Units</i>								
<hr/>								
Escalators								
Over 20' Rise	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Floors</i>								
<i>Explanation : 2 Units</i>								
<hr/>								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	\$50,400	
<i>Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Sprinkler								
Generic	100%			2046	* *	1-2	\$28,000	
<hr/>								
Fire Pump								
Generic	100%			2035	* *	1	\$18,700	

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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,atc**
 Block : **4832** Lot : **9** BIN : **2063174**

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$102,700	\$98,700
Interior Architecture	\$100,900	\$569,900
Electrical		\$153,600
Mechanical	\$95,700	\$161,300
Total	\$299,300	\$983,500
Importance Code A	\$102,700	\$98,700
Importance Code B	\$196,600	\$884,800
Total	\$299,300	\$983,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$49,100			
Interior Architecture	\$82,300	\$12,100	\$3,700	\$35,500
Electrical	\$35,700	\$1,300	\$1,200	\$7,200
Mechanical	\$9,300	\$4,800	\$2,700	\$43,100
Total	\$176,400	\$18,300	\$7,600	\$85,800
Importance Code A	\$49,800	\$700	\$700	\$5,300
Importance Code B	\$114,900	\$13,800	\$6,900	\$80,500
Importance Code C	\$11,700	\$3,700		
Total	\$176,400	\$18,300	\$7,600	\$85,800



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

Asset # : 13869

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	\$64,100	2031	**	5	\$15,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Dormers And Tower</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Dormers And Tower</i>								
<hr/>								
Windows								
Aluminum	95%			2042	**	5	\$26,300	
Wood	5%	Now	\$38,500	2051	**	5	\$6,900	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<hr/>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,400	
Masonry: Brick	20%			LIFE	**	5	\$700	
No Component	75%							
<hr/>								
Roof								
Built-Up (BUR)	10%	Now	\$13,500	2036	**			1
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Junction Of Carriage House, Meeting Room B</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Meeting Room B</i>								
<hr/>								
Copper/Terne	40%	Now	\$15,800	2054	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Attic Office</i>								
<hr/>								
Metal Panel	30%	Now	\$19,900	2031	**			1
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Carriage House</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Carriage House</i>								
<hr/>								
Modified Bitumen	15%			2026		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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2025	\$94,700	3	\$11,200	
Cast in Place Concrete	5%	Now	\$15,400	LIFE	**	5	\$16,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2035	**	5	\$7,500	
Vinyl Tile	40%	0-2	\$100,900	2026	\$504,400	3	\$22,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Second Floor And Attic</i>								
Vinyl Tile	25%			2034	**	3	\$14,000	
Wood	20%			2041	**	5	\$56,100	
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	\$11,700	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2036	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 600 Amperes</i>								
Fused Disc Sw	50%			2026	\$2,400	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 600 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2026	\$96,900	5	\$400	

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	20%			2036	**	1		
Conduit	80%			2026	\$22,000	1		
Panelboards								
Fused Disc Sw	5%			2034	**	5		
Molded Case Bkrs	20%			2034	**	5	\$100	
Molded Case Bkrs	75%			2025	\$22,200	5	\$300	
Wiring								
Braided Cloth	75%	2-4	\$34,700	2051	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	25%			2036	**	1		
Ground								
Grounding Devices Not Accessible								
	50%	<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Covered With Insulation</i>						
Generic	50%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	30%			2031	**	10	\$4,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	60%			2026	\$50,800	10	\$8,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	7%			2026	\$5,900	10	\$1,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Lobby And Hallways</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
HID	2%			2026		10		
Incandescent	1%			2026	\$1,900	2		
Egress Lighting								
Emergency, Battery	50%			2031	**	10	\$1,800	
Exit, Service	50%			2031	**	1		
Exterior Lighting								
HID	5%			2026	\$2,800	10		
No Component	95%							
Alarm								

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

Asset # : 13869

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

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

\$9,200

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

Heating

Energy Source

Fuel Oil No 2

75%

Natural Gas

25%

2036

**

5

\$3,500

2036

**

1

Conversion Equipment

Furnace

25%

2021

\$4,500

1

\$1,900

Other Observation, Extent : Light, Area Affected : 25%

Location : Lower Roof

Explanation : 1 Roof Top Package Unit

Hot Water Boiler

75%

2039

**

1

\$5,600

Other Observation, Extent : Light, Area Affected : 75%

Location : Basement Boiler Room

Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump

75%

No Component

25%

2025

\$56,000

4

\$600

Terminal Devices

Convactor/Radiator

75%

No Component

25%

2024

\$105,300

1

\$3,600

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		Priority	
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	\$95,700	2	\$500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>								
<i>Location : 5 Units, Various</i>								
Ext Pkg Unit - Heating/Cooling	25%			2021	\$24,500	2	\$200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 25%</i>								
<i>Location : 1 Unit On Lower Roof</i>								
Split Unit	25%			2026	\$17,200			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 25%</i>								
<i>Location : 3 Units, Lower Roof</i>								
Terminal Devices								
Fan Coil - Cooling	25%			2026	\$28,600	1	\$1,200	
No Component	75%							
Heat Rejection								
Air Condenser Unit	25%			2026	\$7,400	2	\$2,600	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	75%			LIFE	* *	2-5	\$6,300	
No Component	25%							
Exhaust Fans								
Interior	65%			2021	\$10,700	2	\$300	
Roof	35%			2026	\$4,100	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
Water Heater								
Gas Fired	100%			2019	\$3,500	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2018	\$6,600	4	\$2,500	
Fixtures								
Generic	100%							

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Limestone	95%			LIFE	**	5	\$70,300		
Metal Panel	5%	4+	\$1,900	2034	**	5	\$9,300		
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Tower</i>									
Windows									
Wood	100%	2-4	\$192,000	2032	**	5	\$78,900		2
<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Parapets									
Masonry: Limestone	90%			LIFE	**	5	\$2,000		
Metal Cornice	10%	2-4	\$1,200	2039	**				
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Roof									
Copper/Terne	5%			2039	**	10	\$5,300		
Metal Panel	70%			2029	**	10	\$54,000		
Sloped Glazing	25%			LIFE	**	5	\$140,200		
Interior									
Floors									
Carpet	30%	2-4	\$32,700	2023	\$327,200	3	\$35,500		
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Cast in Place Concrete	5%			LIFE	**	5	\$8,600		
Ceramic Tile	5%	2-4	\$4,100	2033	**	5	\$2,000		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Mosaic Tile	5%			2029	**	5	\$9,900		
Marble Panels	45%	2-4	\$139,300	LIFE	**	5	\$26,600		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Wood	10%	4+	\$56,400	2027	\$281,800	5	\$7,400		
<i>Deteriorated Finish, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Interior Walls									
Cast in Place Concrete	5%			LIFE	**				
Fabric on Framing	5%			2025	\$795,800	5	\$3,600		
Marble Panels	30%			LIFE	**				
Plaster	50%	2-4	\$31,300	LIFE	**	5	\$21,600		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Wood	10%			LIFE	**	5	\$57,700		

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Plaster	10%	Now	\$9,200	LIFE	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Third Floor Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Third Floor Corridor And Offices</i>								
Plaster	15%			LIFE	**	5	\$6,100	
Plaster	75%			LIFE	**	5	\$30,300	
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								
Fused Disc Sw	100%			2034	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	**	5	\$200	
Raceway								
Conduit	90%			2034	**	1		
Conduit	10%			2044	**	1		
Panelboards								
Fused Disc Sw	10%			2032	**	5	\$100	
Molded Case Bkrs	80%			2032	**	5	\$1,200	
Molded Case Bkrs	10%			2040	**	5	\$100	
Wiring								
Thermoplastic	80%			2034	**	1		
Thermoplastic	20%			2044	**	1		
Motor Controllers								
Locally Mounted	90%			2029	**	5	\$300	
Locally Mounted	10%			2037	**	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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

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								
Interior Lighting Fluorescent	50%			2024	\$172,500	10	\$25,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	30%			2019	\$103,500	10	\$15,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	20%			2019	\$153,200	2	\$300	
Egress Lighting Exit, LED	100%			2059	**	1		
Exterior Lighting HID	100%			2029	**	10	\$200	
Alarm								
Security System No Component	80%							
Generic	20%			2024	\$36,600	1	\$4,200	
Fire/Smoke Detection No Component	70%							
Generic	30%			2029	**	1-3	\$10,300	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Campus Steam	100%			2044	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Heat From Supreme Court Building</i>								
<i>Explanation : Basement</i>								
Conversion Equipment Heat Exchanger	100%			2033	**	1	\$27,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Located In Supreme Court Building</i>								
<i>Explanation : Heat Exchangers</i>								
Distribution Hot Wtr Piping/Pump	100%			2040	**	4	\$2,800	
Terminal Devices Air Handler	40%			2029	**	1	\$13,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : No Access At Time Of Survey</i>								
Fan Coil Unit/Heat	60%			2029	**	1	\$10,800	
Air Conditioning								

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
District C.W.	100%			2044	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Supplied From Brooklyn Municipal Building</i>							
	<i>Explanation : Chilled Water</i>							
<hr/>								
Distribution								
Chilled Wtr Pipe/Pump	100%	Now	\$33,700	2034	**	4	\$2,800	
	<i>Corroded, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Transfer Chilled Water Piping</i>							
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	40%			2024	\$102,900	1	\$13,800	
Fan Coil - Cool/Heat	60%			2029	**	1	\$10,800	
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$6,500	LIFE	**	2-5	\$31,200	
	<i>Broken, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Attic</i>							
	<i>Other Observation, Extent : Light, Area Affected : 1%</i>							
	<i>Location : Attic</i>							
	<i>Explanation : No Access At Time Of Survey</i>							
<hr/>								
Exhaust Fans								
Interior	100%	Now	\$1,600	2029	**	2	\$1,400	
	<i>Broken, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Toilet Exhaust Fans</i>							
<hr/>								
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2037	**	1		
<hr/>								
Water Heater								
Electric	20%	Now	\$200	2022	\$1,900	4	\$100	
	<i>Broken, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Electric Heater</i>							
<hr/>								
No Component	80%							
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Lobby : 3rd Floor</i>							
	<i>Explanation : 2 Units</i>							
<hr/>								
Fire Suppression								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Fire Suppression	Standpipe							
	Generic	100%			2044	* *	1-5	\$28,200
	Sprinkler							
	No Component	75%						
	Generic	25%			2044	* *	1-2	\$3,900
Fire Pump	Generic	100%			2033	* *	1	\$10,400

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$156,400	LIFE	**	5	\$139,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Emergency Generator Area</i>								
<i>Exposed Reinforcement, Extent : Light, Area Affected : 2%</i>								
<i>Location : Emergency Generator Area</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Cast Iron	2%	Now	\$183,900	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Finials Missing At Main Entrance, West Bay</i>								
Copper/Terne	2%			2047	**	10	\$26,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Decorative Metal Panels</i>								
Masonry: Brick	30%	Now	\$501,900	LIFE	**	5	\$167,900	
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Roof Exits</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Walls Around Roof Areas Over 12th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ladies Locker Room In Cell Area</i>								
Masonry: Granite	10%	Now	\$327,900	LIFE	**	5	\$42,000	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Grade Level</i>								
Masonry: Limestone	35%	4+	\$424,100	LIFE	**	5	\$146,900	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	16%			LIFE	**	5	\$134,300	
Windows								
Aluminum	50%	Now	\$1,858,300	2052	**	5	\$22,400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Courtyard Windows</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Courtyard Windows</i>								
Bronze/Brass	5%			2035	**	5	\$28,000	
Steel	35%			2035	**	5	\$391,600	
Steel	10%			2035	**	5	\$111,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Street Level</i>								
<i>Explanation : Protective Metal Grilles</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	90%	Now	\$61,500	LIFE	**	5	\$10,800	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 12th Floor, Penthouse Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 12th Floor, Penthouse Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouses Throughout</i>								
Masonry: Limestone	10%	Now	\$24,800	LIFE	**	5	\$1,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Coping Stones</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 12th Floor Parapets - Throughout</i>								
Roof								
Copper/Terne	60%	Now	\$274,600	2042	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 12th Floor</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 12th Floor Roof, Drain To Basement</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 15%</i>								
<i>Location : North West Corner - 12th Floor</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Recent Patches</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Electrical Room In Basement</i>								
Modified Bitumen	40%	Now	\$41,700	2027	\$208,300			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 11th Floor Roofs</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 9th Floor Correction Officers Area</i>								
<i>Ponding, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 11th Floor Roofs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over 9th Floor Correction Officers Area And 4th Floor Offices</i>								
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%	Now	\$79,700	2023	\$796,600	3	\$94,500	
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : At Entry Vestibule</i>							
Cast in Place Concrete	10%	Now	\$32,500	LIFE	**	5	\$137,800	
	<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Basement Adjacent To Airshaft - Disfunctional Trap</i>							
Ceramic Tile	5%	Now	\$30,200	2036	**	5	\$15,700	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Cork Tile	10%			2037	**	5	\$55,100	
Marble Panels	10%			LIFE	**	5	\$94,500	
Terrazzo	10%	0-2	\$58,000	LIFE	**	5	\$49,200	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	45%	Now	\$238,800	2027	\$2,387,800	3	\$106,300	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Community Service, 4th Floor Corridors And Throughout</i>							
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$15,500	
Gypsum Board	10%			LIFE	**	5-10	\$66,000	
Masonry: Brick	5%			LIFE	**	10	\$5,800	
Marble Panels	5%	Now	\$76,700	LIFE	**			
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Near Exit F On 11th Floor</i>							
Marble Panels	20%			LIFE	**	10	\$31,100	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Plaster	30%	Now	\$92,600	LIFE	**	5	\$35,000	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Corridor Near Room 1103, Corrections Officers Area, And Gymnasium</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Corridor Near Room 1103, Corrections Officers Area, And Gymnasium</i>							
SGFT/Glazed Masonry	15%			LIFE	**	10	\$29,100	
Wood	10%			LIFE	**	5	\$310,700	

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

Asset # : 2061

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$37,900	2032	**	5	\$47,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Corridor</i>								
Exposed Concrete	5%			LIFE	**	5-10	\$39,400	
Plaster	75%	Now	\$307,200	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	**	5-10	\$54,100	

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	\$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		1	\$77,300	
Panelboards								
Fused Disc Sw	5%			2049	**	5	\$300	
Molded Case Bkrs	95%			2049	**	5	\$6,600	
Wiring								
Braided Cloth	10%	2-4	\$59,600	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		Priority	
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	\$74,100	5	\$200	
Variable Frequency Drive	90%			2044	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$7,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	* *	1	\$81,300	
Generators								
Diesel	100%			2040	* *	1	\$102,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Emergency Generator Rated @ 1300kw</i>					
Batteries								
Nickel Cadmium	100%			2022	\$1,500	5	\$58,900	
Fuel Storage								
Day Tank	50%			2049	* *	5	\$24,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 275 Gallons Rated Capacity</i>					
Main Tank	50%			2042	* *	5	\$3,900	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2- 20,000 Gallons Rated Capacity</i>					
Lighting								
Interior Lighting								
Fluorescent	3%			2035	* *	10	\$7,300	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Lobby</i>					
Fluorescent	96%			2035	* *	10	\$232,500	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Incandescent	1%			2027	\$43,000	2	\$100	
Egress Lighting								
Emergency, Service	50%			2022	\$64,400	1		
Exit, LED	50%			2062	* *	1		
Exterior Lighting								
HID	20%			2027	\$197,700	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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

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

Steam Piping/Pump

100%

2027

\$1,827,200

4

\$19,500

Terminal Devices

Air Handler

10%

2035

**

1

\$16,300

Convactor/Radiator

90%

2025

\$2,224,700

1

\$76,800

Air Conditioning

Energy Source

Electricity

100%

2035

**

1

Conversion Equipment

Centrifugal, Elec Chiller

10%

2040

**

1

\$28,600

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

Location : Basement Ac Room

Explanation : R-410a

Split Unit

10%

2-4

\$120,800

2037

**

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

Location : Various In The Ceiling

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

Window/Wall Unit

70%

2022

\$376,600

1

No Component

10%

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	10%			2053	**	4	\$1,300	
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2035	**	1	\$16,300	
Fan Coil - Cooling	10%	2-4	\$181,400	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								
Evap Condenser	10%	2-4	\$19,200	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	\$58,300	
No Component	75%							
Exhaust Fans								
Interior	25%	Now	\$14,500	2027	\$72,300	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		
Galv Iron/Steel	30%	Now	\$23,400	2025	\$234,500	1		
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
HW Heat Exchanger								
Low Temp	100%	Now	\$8,100	2027	\$81,200	4	\$26,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Control System, Boiler Room</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%	Now	\$2,200	2027	\$11,000	4	\$1,600	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</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		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sewage Ejector(s) Compressed Air	100%			2027	\$28,300	4	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Sets Of Ejectors</i>								
Backflow Preventer Generic	100%			2035	* *	1	\$16,200	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (10) L-11 (2) B-11</i>								
<i>Explanation : 12 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2037	* *	1-5	\$133,200	
Sprinkler No Component	80%							
Generic	20%			2047	* *	1-2	\$14,800	

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$15,892,600	\$495,500
Interior Architecture	\$6,234,600	\$3,458,600
Electrical	\$777,000	\$6,975,500
Mechanical	\$713,200	\$6,963,500
Total	\$23,617,400	\$17,893,000
Importance Code A	\$15,892,600	\$762,000
Importance Code B	\$6,091,000	\$17,049,600
Importance Code C	\$1,633,800	\$81,400
Total	\$23,617,400	\$17,893,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$5,200			
Interior Architecture	\$653,700	\$19,700		\$137,600
Electrical	\$56,000	\$36,900	\$50,300	\$42,400
Mechanical	\$192,000	\$254,100	\$178,200	\$223,200
Elevators/Escalators	\$165,800	\$165,800	\$165,800	\$165,800
Total	\$1,072,700	\$476,500	\$394,300	\$568,900
Importance Code A	\$51,500	\$46,300	\$46,300	\$46,300
Importance Code B	\$974,000	\$430,200	\$348,000	\$522,600
Importance Code C	\$47,200			
Total	\$1,072,700	\$476,500	\$394,300	\$568,900



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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	
Exterior								
Exterior Walls								
Masonry: Brick	10%	Now	\$484,600	LIFE	**	5	\$54,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Resting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
Masonry: Granite	5%	Now	\$158,300	LIFE	**	5	\$20,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	80%	Now	\$9,359,700	LIFE	**	5	\$324,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal/Glass Curt Wall	1%	Now	\$849,700	LIFE	**	5	\$10,100	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Stucco Cement	4%	Now	\$620,400	2047	**	5	\$27,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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BROOKLYN MUNICIPAL BUILDING
Asset # : 2060

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Windows								
Aluminum	95%	Now	\$2,937,300	2035	**	5	\$70,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Steel	5%	Now	\$385,500	2052	**	5	\$46,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Stairs</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Parapets								
Masonry: Brick	15%	Now	\$47,200	LIFE	**	5	\$2,700	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Face, 13th Floor</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Face, 13th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	85%	Now	\$323,200	LIFE	**	5	\$19,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Cornices</i>								
<i>Explanation : Top Of Cornice Is Covered With Roll Roofing Material</i>								

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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	\$49,400	2037	* *	5	\$4,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Receiving Area Over Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Copper/Terne	50%	Now	\$492,700	2042	* *			
<i>Deformed/Dented, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Over Penthouse And 12th Floor</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Paver: Asphalt	2%	Now	\$5,200	2036	* *			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over First Floor Mechanical Space</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over First Floor Mechanical Space, Office Space</i>								
Single Ply Membrane	38%	Now	\$184,700	2037	* *			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Interior

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BROOKLYN MUNICIPAL BUILDING
Asset # : 2060

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%	Now	\$497,300	2029	**	3	\$59,000	
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Carpet	20%	0-2	\$99,500	2023	\$1,989,000	3	\$235,900	
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Cast in Place Concrete	5%	Now	\$40,500	LIFE	**	5	\$86,000	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Ceramic Tile	5%	Now	\$75,500	2036	**	5	\$19,700	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Marble Panels	10%	Now	\$564,500	LIFE	**	5	\$59,000	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Sheet Vinyl/Rubber	5%	Now	\$1,156,000	2037	**	5	\$29,500	
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Terrazzo	10%	Now	\$362,200	LIFE	**	5	\$61,400	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	30%	Now	\$198,700	2027	\$1,987,400	3	\$88,500	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	10%			2022	\$662,500	3	\$39,300	

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BROOKLYN MUNICIPAL BUILDING
Asset # : 2060

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$298,600	LIFE		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement And Sub-basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$65,100	2036		**	5	\$11,900
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	2%	0-2	\$21,000	LIFE		**	5	\$3,800
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%			LIFE		**	5-10	\$40,500
Masonry: Brick	5%	Now	\$46,000	LIFE		**		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	3%	Now	\$59,200	LIFE		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Marble Panels	18%	Now	\$677,300	LIFE		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Corridor Near Room B8</i>								
Plaster	30%			LIFE		**	5-10	\$121,500
Plaster	27%	Now	\$409,000	LIFE		**	5	\$38,600
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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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	\$945,400	2047	**	5	\$59,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	5%			2044	**	5	\$39,300	
Exposed Concrete	10%	Now	\$250,700	LIFE	**	5	\$12,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Plaster	20%			LIFE	**	5-10	\$270,300	
Plaster	8%	Now	\$818,100	LIFE	**	5	\$39,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	2%			LIFE	**	5-10	\$27,000	

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	80%			2027	\$266,500	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Rooms In Basement And Sub-basement</i>								
<i>Explanation : Three 4000 Amps Main Service & Two 1200 Amps, One 2000 Amp Sub-service Disconnect Switch</i>								
Fused Disc Sw	20%			2037	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 800 Amps Emergency Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2025	\$15,700	5	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Rooms - Sub-basement</i>								
<i>Explanation : Two 1000 Kva 480/277volts Pri - 208/120 Volts Sec</i>								
Switchgear / Switchboard								
Air Circuit Breaker	75%			2027	\$581,100	5	\$1,800	
Fused Disc Sw	20%			2027	\$155,000	5	\$400	
Fused Disc Sw	5%			2047	**	5	\$100	

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BROOKLYN MUNICIPAL BUILDING
Asset # : 2060

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								
Raceway								
Busway	10%			2025	\$93,700	1		
Conduit	85%			2027	\$796,600	1		
Conduit	5%			2047	* *	1		
Panelboards								
Fused Disc Sw	10%			2026	\$72,600	5	\$1,100	
Molded Case Bkrs	80%			2026	\$580,600	5	\$9,900	
Molded Case Bkrs	10%			2043	* *	5	\$1,200	
Wiring								
Braided Cloth	45%	2-4	\$651,600	2052	* *	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Busway	10%			2025	\$144,800	1		
Thermoplastic	35%			2027	\$506,800	1		
Thermoplastic	5%			2047	* *	1		
Thermoplastic	5%			2053	* *	1		
Motor Controllers								
Locally Mounted	15%			2025	\$4,400	5	\$500	
Locally Mounted	5%			2040	* *	5	\$200	
Motor Control Center	70%			2025	\$668,800	5	\$8,900	
Variable Frequency Drive	10%			2044	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$13,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	\$8,800	1	\$144,000	
Generators								
Diesel	100%			2023	\$72,500	1	\$181,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One 75 Kw For Fire Pumps Only</i>							
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$17,300	
Fuel Storage								
Main Tank	100%			2030	* *	5	\$13,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room In Basement</i>							
	<i>Explanation : One 55 Gallons</i>							
Lighting								

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Asset # : 2060

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								
Interior Lighting Fluorescent	5%			2032	**	10	\$21,500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2022	\$528,400	10	\$85,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	75%			2032	**	10	\$321,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	35%			2022	\$218,900	10	\$39,500	
Emergency, Battery	15%			2035	**	10	\$16,900	
Exit, LED	15%			2062	**	1		
Exit, Service	35%			2022	\$54,100	1		
Exterior Lighting								
HID	100%			2022	\$1,751,400	10	\$1,400	
Alarm								
Security System								
No Component	90%							
Generic	10%			2027	\$140,300	1	\$17,500	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$28,800	
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 Interruptible Gas/Dual Fuel	100%			2037	**	1		
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$463,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement Boiler Room</i>								
<i>Explanation : 3 Units (4 Heat Exchangers To Convert Hot Water For Heating Devices)</i>								
Distribution								
Hot Wtr Piping/Pump	75%			2035	**	4	\$26,000	
Steam Piping/Pump	25%			2037	**	4	\$5,800	

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Asset # : 2060

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								
Terminal Devices								
Air Handler	25%			2027	\$625,100	1	\$72,400	
Convactor/Radiator	10%			2025	\$438,000	1	\$15,100	
Fan Coil Unit/Heat	50%			2022	\$3,471,900	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	
				<i>R-134a Refrigerant, Extent : Light, Area Affected : 60%</i>				
				<i>Location : 3 Units, Sub-basement Refrigeration Plant</i>				
Interior Pkg Unit - Cooling	10%			2021	\$597,200	2	\$2,900	
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Various Locations</i>				
				<i>Other Observation, Extent : Light, Area Affected : 60%</i>				
				<i>Location : Various Locations</i>				
				<i>Explanation : Multiple Units</i>				
Reciprocating Compr/Chiller	5%			2035	**	1	\$10,900	
				<i>Other Observation, Extent : Light, Area Affected : 5%</i>				
				<i>Location : 3rd Floor</i>				
				<i>Explanation : Refrigerant 410a</i>				
No Component	25%							
Distribution								
Chilled Wtr Pipe/Pump	65%			2037	**	4	\$15,000	
No Component	35%							
Terminal Devices								
Air Handler/Cool/Ht	65%			2027	\$960,300	1	\$188,100	
No Component	35%							
Heat Rejection								
Air Condenser Unit	5%			2035	**	2	\$16,300	
Water Cooling Tower	60%			2025	\$599,000	2	\$282,600	
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$413,200	
Exhaust Fans								
Interior	95%			2027	\$487,000	2	\$13,600	
Roof	5%			2027	\$18,400	2	\$700	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2037	**	1		
Galv Iron/Steel	30%			2032	**	1		

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
HW Heat Exchanger Low Temp	100%			2027	\$143,900	4	\$69,400
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Boiler Room</i>					
		<i>Explanation : For Domestic H W</i>					
Sanitary Piping Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping Cast Iron	100%	Now	\$13,000	LIFE	* *	1	
		<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>					
		<i>Location : Sub-basement</i>					
Sump Pump(s) Rigid Piping	100%			2022	\$11,000	4	\$2,500
Sewage Ejector(s) Compressed Air	100%			2027	\$28,300	4	\$2,500
Fixtures Generic	100%						
Vertical Transport							
Elevators Geared Traction	100%			LIFE	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : (5) B-13, (5) B-7, (2) Sub-basement To 14</i>					
		<i>Explanation : 12 Units</i>					
Fire Suppression							
Standpipe Generic	100%			2037	* *	1-5	\$236,000
Sprinkler Generic	100%			2037	* *	1-2	\$131,100
Fire Pump Generic	100%			2030	* *	1	\$87,400

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.

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

Asset Name : **BROOKLYN SUPREME & 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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,149,200	\$1,267,800
Interior Architecture	\$4,021,500	\$2,890,600
Electrical	\$152,800	\$1,040,700
Mechanical	\$366,500	\$567,300
Total	\$5,690,000	\$5,766,500
Importance Code A	\$1,149,200	\$1,267,800
Importance Code B	\$1,943,600	\$2,835,200
Importance Code C	\$2,597,200	\$1,663,400
Total	\$5,690,000	\$5,766,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$19,200		\$25,100	
Interior Architecture	\$28,800	\$72,500	\$51,200	\$139,500
Electrical	\$177,200	\$150,400	\$203,600	\$150,400
Mechanical	\$557,200	\$305,600	\$576,900	\$353,600
Elevators/Escalators	\$593,000	\$593,000	\$593,000	\$593,000
Total	\$1,375,400	\$1,121,400	\$1,449,700	\$1,236,500
Importance Code A	\$67,100	\$47,900	\$72,900	\$47,900
Importance Code B	\$1,279,500	\$1,073,600	\$1,352,800	\$1,188,600
Importance Code C	\$28,800		\$24,000	
Total	\$1,375,400	\$1,121,400	\$1,449,700	\$1,236,500



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
BROOKLYN SUPREME & FAMILY COURT 1ST TO 25TH FLOOR
Asset # : 13879

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	43%			LIFE	**	5	\$689,900	
Metal/Glass Curt Wall	50%			LIFE	**	5	\$1,504,200	
Metal Coiling Doors	2%			2040	**	5	\$50,100	
Granite Panels	3%			LIFE	**	5	\$36,100	
Pre-Cast Concrete	2%			LIFE	**	5	\$104,300	
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	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Perimeter Fence Throughout</i>								
Roof								
IRMA/Protected Membrane	100%			2035	**	10	\$118,600	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 7th And 33th Floor Setbacks</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Epdm Under Insulation</i>								
Interior								
Floors								
Carpet	10%			2028	**	3	\$217,400	
Cast in Place Concrete	10%	2-4	\$74,700	LIFE	**	5	\$317,000	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : L11 And L12 Garage Surfaces And Loading Docks</i>								
Ceramic Tile	3%			2036	**	5	\$43,500	
Terrazzo	10%			LIFE	**	5	\$226,400	
Vinyl Tile	65%	4+	\$158,700	2032	**	3	\$353,200	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st And 14th Floor Vestibules</i>								
Wood	2%			2055	**	5	\$54,300	
Interior Walls								
Ceramic Tile	2%			2040	**	5	\$48,000	
Concrete Masonry Unit	10%	Now	\$105,700	LIFE	**	5	\$96,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stair A - Floors 32/33</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stair A - Floors 32/33</i>								
Glass: Single Pane	2%			LIFE	**	5	\$72,000	
Gypsum Board	73%			LIFE	**	5-10	\$2,978,800	
Granite Panels	3%			LIFE	**	10	\$28,800	
Marble Panels	5%			LIFE	**	10	\$48,000	
Wood	5%			LIFE	**	5	\$960,100	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	85%			2044	**	5	\$1,231,700	
Exposed Struc: Steel	5%			LIFE	**	10	\$144,900	
Gypsum Board	10%			LIFE	**	5-10	\$498,100	
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%			2047	**	5	\$5,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 5- 4000 Amperes Siemens Low Voltage Power Circuit Breakers</i>								
Transformers								
Dry Type	100%			2040	**	5	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2-75kva, 480/208/120 Volts</i>								
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	\$28,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$297,900	

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

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

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

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

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2053

* *

1

*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
BROOKLYN SUPREME & FAMILY COURT 1ST TO 25TH FLOOR
Asset # : 13879

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	85%			2036	* *	1	\$890,500	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Refrigeration Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Refrigeration Room</i>								
<i>Explanation : 4 Rotary Scroll Compressor Chillers</i>								
Interior Pkg Unit - Cooling	15%			2028	* *	2	\$8,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 26th Through 30th Floors</i>								
<i>Explanation : Water Sourced Packaged Air Conditioning Equipment</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2053	* *	4	\$47,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Refrigeration Equipment Room</i>								
<i>Explanation : Includes Condenser Water Pumps And Piping</i>								
Terminal Devices								
Air Handler/Cool/Ht	85%			2032	* *	1	\$508,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Through Twenty-fifth Floor</i>								
<i>Explanation : No Heating Coils On Air Handlers.</i>								
No Component	15%							
Heat Rejection								
Water Cooling Tower	100%			2028	* *	2	\$974,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$854,700	
Exhaust Fans								
Interior	10%			2032	* *	2	\$3,000	
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Component Is Already Accounted For Under The Cooling Section Of This Report</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater								
Electric	10%			2025	\$14,900	4	\$600	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Multiple Point Of Use Electric Hot Water Heaters</i>								
Gas Fired	90%			2025	\$200,900	2	\$12,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Storm Drain Piping Cast Iron	100%			LIFE	**	1	
Sump Pump(s) Rigid Piping	100%			2032	**	4	\$1,600
Sewage Ejector(s) Electric	100%			2032	**	4	\$1,600
Backflow Preventer Generic	100%			2032	**	1	\$59,300
Fixtures Generic	100%						
Vertical Transport							
Elevators							
Gearless Traction	90%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : 10 Passenger, 2 Freight, 4 Restricted To Judges</i>						
	<i>Explanation : 16 Units</i>						
Hydraulic	10%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
	<i>Location : Prisoner Elevators</i>						
	<i>Explanation : 2 Units</i>						
Escalators							
Over 20' Rise	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : 1-2</i>						
	<i>Explanation : 2 Units</i>						
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 : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

Asset Name : **BROOKLYN SUPREME COURT**
Address : **360 ADAMS STREET @CADMAN PLAZA**
Borough : **BROOKLYN** **Agency's Number** : **312-325**
Program / Asset # : **DGS0019.000 / 1573** **Yr Built/Renovated** : **1955 / 2013**
Area Sq Ft : **594,168** **Project Type** : **REAL PROPERTY**
Date of Survey : **31-May-2013** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Sub Basement, Roof, Floors 1,3,5,7,9,11,12,p**
Block : **139** **Lot** : **20** **BIN** : **3000257**

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$3,656,400	\$398,000
Interior Architecture	\$3,328,500	\$4,532,500
Electrical	\$971,800	\$5,367,000
Mechanical	\$531,100	\$3,910,900
Total	\$8,487,900	\$14,208,400
Importance Code A	\$3,656,400	\$398,000
Importance Code B	\$4,174,700	\$13,266,700
Importance Code C	\$656,700	\$543,700
Total	\$8,487,900	\$14,208,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$10,300	\$24,200		
Interior Architecture	\$162,500			\$122,300
Electrical	\$25,700	\$50,300	\$22,600	\$22,200
Mechanical	\$263,100	\$325,800	\$276,900	\$324,100
Elevators/Escalators	\$197,800	\$197,800	\$197,800	\$197,800
Total	\$659,400	\$598,100	\$497,300	\$666,400
Importance Code A	\$68,600	\$84,000	\$58,300	\$58,300
Importance Code B	\$590,800	\$514,100	\$439,000	\$608,100
Importance Code C				
Total	\$659,400	\$598,100	\$497,300	\$666,400



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	10%	Now	\$128,600	LIFE	**	5	\$43,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
Masonry: Limestone	75%	Now	\$1,746,700	LIFE	**	5	\$242,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Panel	7%	4+	\$42,900	2034	**	5	\$56,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Granite Panels	5%	2-4	\$678,300	LIFE	**	5	\$16,100	2
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Window Wall	3%			2044	**	5	\$48,400	
Windows								
Aluminum	97%	Now	\$469,500	2032	**	5	\$56,500	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 11th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 11th Floor</i>								
Metal Louvers	3%	2-4	\$10,300	2033	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	50%	Now	\$139,200	LIFE	**	5	\$24,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Masonry: Limestone	50%	2-4	\$252,400	LIFE	**	5	\$30,600	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	100%	0-2	\$198,800	2029		**		
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior								
Floors								
Carpet	10%	4+	\$112,500	2023	\$1,124,900	3	\$133,400	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%	2-4	\$45,800	LIFE	**	5	\$97,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	2-4	\$85,400	2033	**	5	\$22,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	10%			LIFE	**	5	\$69,500	
Vinyl Tile	45%			2024	\$3,371,800	3	\$200,100	
Vinyl Tile	25%	Now	\$1,873,200	2034	**	3	\$83,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Record Rooms In Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Record Rooms In Basement</i>								
<hr/>								
Interior Walls								
Cast in Place Concrete	5%	2-4	\$140,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$122,900	2033	**	5	\$22,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$35,900	
Marble Panels	10%			LIFE	**			
Plaster	55%	2-4	\$393,000	LIFE	**	5	\$148,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	10%			LIFE	**	5	\$359,500	

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Not Accessible	100%							
Lighting								
Interior Lighting Fluorescent	100%			2029	**	10	\$545,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting Emergency, Battery	20%			2019	\$158,800	10	\$28,700	
Exit, LED	80%			2052	**	1		
Exterior Lighting HID	100%			2024	\$2,223,600	10	\$1,800	
Alarm								
Security System No Component	70%							
Generic	30%			2029	**	1	\$66,600	
Fire/Smoke Detection No Component	65%							
Generic	35%			2024	\$2,134,300	1-3	\$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%			2044	**	1		
Conversion Equipment Heat Exchanger	2%			2033	**	1	\$5,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Steam Boiler	98%			2037	**	1	\$576,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Units - In Process Of Replacing 2 Units. Also Provide Heat To Bk Borough Hall And School Of Law Across The Street</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2032	**	4	\$5,900	
Steam Piping/Pump	80%			2034	**	4	\$35,100	

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Low Temp	100%			2034	**	4	\$88,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 2 Units, 1500 Gallon Each</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Rigid Piping	100%			2024	\$11,000	4	\$1,600	
Sewage Ejector(s) Compressed Air	100%	0-2	\$28,300	2054	**	4	\$1,600	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
Backflow Preventer No Component Generic	95%			2029	**	1	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Serves Boilers Only</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) B-1; (3) 3-12; (10) 1-12</i>								
<i>Explanation : 15 Units</i>								
Escalators								
Under 20' Rise	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1-2, 2-3</i>								
<i>Explanation : 6 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2044	**	1-5	\$299,600	
Sprinkler								
No Component Generic	95%			2044	**	1-2	\$8,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

Asset Name : CITY HALL
Address : CITY HALL PARK @BROADWAY & PARK ROW
Borough : MANHATTAN **Agency's Number** : 312-102
Program / Asset # : DGS0008.000 / 153 **Yr Built/Renovated** : 1811 / 2014
Area Sq Ft : 57,294 **Project Type** : REAL PROPERTY
Date of Survey : 02-Jul-2014 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,atc
Block : 122 **Lot** : 1 **BIN** : 1079147

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$116,700	\$170,300
Interior Architecture	\$111,200	\$121,600
Electrical		\$47,300
Total	\$227,900	\$339,200
Importance Code A	\$116,700	\$170,300
Importance Code B	\$111,200	\$126,300
Importance Code C		\$42,600
Total	\$227,900	\$339,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$16,600		\$4,900	
Interior Architecture	\$19,300	\$3,200	\$12,100	\$12,900
Electrical	\$4,900	\$3,900	\$3,900	\$5,200
Mechanical	\$13,000	\$18,000	\$15,500	\$27,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$61,700	\$32,900	\$44,200	\$52,900
Importance Code A	\$16,600	\$1,400	\$4,900	\$100
Importance Code B	\$45,100	\$31,600	\$39,300	\$52,800
Importance Code C				
Total	\$61,700	\$32,900	\$44,200	\$52,900



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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	Priority
Exterior								
Exterior Walls								
Masonry: Granite	15%			LIFE	**	5	\$9,800	
Masonry: Limestone	82%			LIFE	**	5	\$53,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Metal Panel	3%			2045	**	5-10	\$18,000	
Windows								
Wood	100%			2033	**	5	\$233,400	
Parapets								
Masonry: Limestone	95%			LIFE	**	5	\$20,400	
Metal Rail	5%			2038	**	5-10	\$15,400	
Roof								
Metal Panel	5%			2038	**	10	\$7,200	
Skylight, Metal/Glass	5%			2045	**	10	\$13,200	
Under Construction	90%							
Interior								
Floors								
Carpet	30%			2024	\$355,700	3	\$51,500	
Cast in Place Concrete	10%			LIFE	**	5	\$18,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Sub-basement</i>								
<i>Explanation : Recent Construction</i>								
Ceramic Tile	5%			2034	**	5	\$4,300	
Mosaic Tile	10%	Now	\$111,200	2030	**	5	\$10,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
Marble Panels	20%			LIFE	**	5	\$12,900	
Vinyl Tile	10%			2025	\$79,000	3	\$3,200	
Wood	15%			2040	**	5	\$24,100	
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$3,200	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Sub-basement</i>								
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	**			
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Sub-basement</i>								
Exposed Struc: Wood	10%			LIFE	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Attic</i>								
Gypsum Board	5%			LIFE	**	5	\$5,300	
Plaster	15%			LIFE	**	5	\$8,000	
Plaster	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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 4000 Amperes</i>								
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 Drive	70%			2042	**			
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	10%			2033	**	10	\$5,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Fluorescent	80%			2033	**	10	\$42,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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	50%			2033	**	1		
Exit, LED	50%			2060	**	1		
Exterior Lighting								
HID	100%			2033	**	10	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : Perimeter Lamp Posts</i>						
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$6,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : C C T V Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$36,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Manual Pull Station, Horns, Strobe Lights, Smoke Detectors, Alarm Bells And Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	80%			2035	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Steam Provided By Con Edison</i>						
HTHW/HW	20%			2035	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : 52 Chambers Street</i>						
		<i>Explanation : Provided From Adjacent Building - Tweed Court Building</i>						
Conversion Equipment								
Pres. Reducing Valve/LP Steam	80%			2034	**	5	\$2,700	
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Heat Exchanger To Convert Steam To Hw For Heating Devices</i>						
No Component	20%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Sub-basement</i>						
		<i>Explanation : 1 Reserve Gas Fired Hw Boiler Is Undergoing Installation</i>						

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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	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	90%			2041	**	4	\$2,500	
Steam Piping/Pump	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		
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : 52 Chambers Street</i>						
		<i>Explanation : Provided From Adjacent Tweed Building</i>						
Electricity	70%			2041	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	65%			2033	**	1	\$17,300	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 65%</i>						
		<i>Location : 2 Sets, Basement</i>						
Split Unit	5%			2030	**			
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Basement Communication Room</i>						
		<i>Explanation : 3 Sets</i>						
No Component	30%							
Distribution								
Chilled Wtr Pipe/Pump	30%			2045	**	4	\$800	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2030	**	1	\$28,300	
Fan Coil - Cooling	5%			2030	**	1	\$900	
No Component	15%							
Heat Rejection								
Air Condenser Unit	65%			2033	**	2	\$25,900	
Remote Air Cond	5%			2030	**	2	\$2,000	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$31,900	
Exhaust Fans								
Interior	100%			2030	**	2	\$1,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		
HW Heat Exchanger								
HTHW/HW	100%			2035	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 52 Chambers Street</i>						
		<i>Explanation : Located In Adjacent Tweed Building</i>						

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2030	* *	4	\$2,500	
	Backflow Preventer								
	Generic	100%			2033	* *	1	\$3,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	70%			LIFE	* *			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
			<i>Location : Sub-basement, B, 1, 2</i>						
			<i>Explanation : 1 Unit</i>						
	Hydraulic	30%			LIFE	* *			
			<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
			<i>Location : 2-3</i>						
			<i>Explanation : 1 Unit</i>						
Fire Suppression									
	Standpipe								
	Generic	100%			2051	* *	1-5	\$30,000	
	Sprinkler								
	Generic	100%			2045	* *	1-2	\$16,100	

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$2,371,800	\$189,600
Interior Architecture	\$94,300	\$301,400
Electrical	\$43,500	\$715,900
Mechanical	\$351,000	\$971,200
Total	\$2,860,600	\$2,178,100
Importance Code A	\$2,371,800	\$189,600
Importance Code B	\$488,800	\$1,952,000
Importance Code C		\$36,500
Total	\$2,860,600	\$2,178,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$11,300	\$6,700		
Interior Architecture	\$111,600	\$1,291,800	\$5,000	\$55,500
Electrical	\$9,700	\$7,600	\$13,900	\$50,700
Mechanical	\$66,800	\$39,900	\$30,900	\$74,400
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$211,300	\$1,357,700	\$61,700	\$192,400
Importance Code A	\$11,300	\$9,000		\$200
Importance Code B	\$178,900	\$1,348,800	\$59,600	\$192,300
Importance Code C	\$21,100		\$2,100	
Total	\$211,300	\$1,357,700	\$61,700	\$192,400



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Iron	5%	Now	\$88,700	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And East Facades</i>								
Glass Block	5%			LIFE	**	5	\$4,200	
Masonry: Brick	50%	0-2	\$403,700	LIFE	**	5	\$67,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And East Facades, Partial South</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 60%</i>								
<i>Location : South And East Facades</i>								
Masonry: Limestone	30%	0-2	\$973,600	LIFE	**	5	\$30,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above Windows, South Facade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South And East Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Stucco Cement	10%	Now	\$38,800	2031	**	5	\$16,900	
<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : South And East Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South And East Facades</i>								
Windows								
Aluminum	10%			2034	**	5	\$2,800	
Metal Louvers	3%			2029	**	10	\$5,300	
Wood	87%	Now	\$679,100	2051	**	5	\$122,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	30%	Now	\$37,900	LIFE	**	5	\$9,500	
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Cornice Removed - Middle Building</i>								
Masonry: Brick	15%	2-4	\$1,800	LIFE	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Shared Party Walls</i>								
Masonry: Limestone	5%	Now	\$4,200	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Coping - South Facade</i>								
Metal Rail	40%	Now	\$4,300	2031	**	5	\$11,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Part Of Railing</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Stucco Cement	10%	Now	\$1,000	2031	**	5	\$500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	100%	Now	\$150,000	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South West Corner</i>								
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Insul Deter/Miss, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East And North Buildings</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Roof Penetrations</i>								
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	65%	0-2	\$64,000	2019	\$1,280,100	3	\$151,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : 2nd, 3rd, 4th Floors</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$34,100	
Ceramic Tile	5%	4+	\$7,500	2029	**	5	\$3,900	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bathrooms</i>								
Raised Access Floor	5%	Now	\$19,000	2035	**	5	\$14,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 5th Floor</i>								
Vinyl Tile	15%			2026	\$196,800	3	\$8,800	
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$4,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,300	
Gypsum Board	73%	Now	\$5,000	LIFE	**	5	\$36,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 6th Floor Bathroom</i>								
Masonry: Brick	5%	Now	\$16,100	LIFE	**			
<i>Diagonal Cracks, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Storage Room</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Steam Room And Storage</i>								
Plaster	7%			LIFE	**	5	\$1,700	
Ceilings								
AcousTileConcealSpLn	5%			2031	**	5	\$9,700	
AcousTileSusp.Lay-In	15%			2039	**	5	\$23,400	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Exposed Concrete	40%	Now	\$39,700	LIFE	**	5	\$9,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Gypsum Board	35%	Now	\$54,600	LIFE	**	5	\$68,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second And Sixth Floor Offices</i>								
Plaster	5%			LIFE	**	5	\$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

Note : 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
CITY PLANNING BUILDING
Asset # : 161

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Two 2000 Amps Main Disconnect Switch</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$300	
<hr/>								
Raceway								
Conduit	60%			2026	\$68,300	1		
Conduit	30%			2036	**	1		
Conduit	10%			2046	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2034	**	5	\$200	
Molded Case Bkrs	60%			2042	**	5	\$1,200	
Molded Case Bkrs	30%			2034	**	5	\$600	
<hr/>								
Wiring								
Thermoplastic	60%			2046	**	1		
Thermoplastic	20%			2026	\$30,600	1		
Thermoplastic	20%			2036	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	50%			2024	\$48,000	5	\$300	
Locally Mounted	50%			2031	**	5	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Water Main</i>							
	<i>Explanation : Basement</i>							
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Water Main</i>							
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2024	\$8,800	1	\$23,700	
<hr/>								
Generators								
Diesel	100%			2022	\$72,500	1	\$29,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof - Generator Room</i>							
	<i>Explanation : One 62 Kva</i>							
<hr/>								
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$2,900	
<hr/>								
Fuel Storage								
Day Tank	100%			2025	\$5,500	5	\$14,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof - Generator Room</i>							
	<i>Explanation : One 30 Gallons</i>							
<hr/>								
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	88%			2026	\$382,500	10	\$62,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T8 Lamps</i>								
Fluorescent	10%			2021	\$43,500	10	\$7,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Using T12 Lamps</i>								
Incandescent	2%			2021	\$19,300	2		
Egress Lighting								
Emergency, Service	35%			2026	\$13,100	1		
Emergency, Battery	15%			2026	\$15,400	10	\$2,800	
Exit, Service	50%			2026	\$12,700	1		
Exterior Lighting								
HID	18%			2026	\$51,900	10		
Incandescent	7%			2021	\$17,100	2		
No Component	75%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2031	**	1	\$5,800	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2031	**	1-3	\$9,500	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2046	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam From Con Edison</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2029	**	5	\$4,600	
Distribution								
Hot Wtr Piping/Pump	70%	Now	\$13,400	2025	\$268,300	4	\$2,700	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
Steam Piping/Pump	30%	Now	\$8,000	2026	\$159,800	4	\$1,100	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								

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

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								
Terminal Devices								
Air Handler	75%	0-2	\$308,600	2036	**	1	\$32,100	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Bottom Of Units - Extensive Corrosion</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bottom Of The Units, Roof</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Roof</i>								
Convactor/Radiator	25%			2031	**	1	\$6,200	
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%	Now	\$20,600	2035	**	1	\$75,000	
<i>Malfunctioning, Extent : Severe, Area Affected : 40%</i>								
<i>Location : 7 Compressors, Sub-basement</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2036	**	4	\$3,800	
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$16,200	2026	\$324,100	1	\$42,900	
<i>Malfunctioning, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Auto Control System, Throughout</i>								
Heat Rejection								
Water Cooling Tower	100%			2027	\$219,000	2	\$77,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,900	
Exhaust Fans								
Interior	30%			2021	\$25,300	2	\$700	
Roof	70%			2021	\$42,500	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)								
Rigid Piping	100%			2026	\$11,000	4	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 1 Motor Is Under Replacement</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (1) Sub-basement To 6th Floor, (1) Basement - 6th Floor</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$40,300	
Sprinkler								
Generic	100%			2036	**	1-2	\$21,600	
Fire Pump								
Generic	100%			2029	**	1	\$14,400	

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,250,000	\$793,000
Interior Architecture	\$198,200	\$2,690,100
Electrical		\$5,094,100
Mechanical	\$388,000	\$5,289,600
Total	\$1,836,200	\$13,866,800
Importance Code A	\$1,250,000	\$793,000
Importance Code B	\$586,200	\$12,909,100
Importance Code C		\$164,700
Total	\$1,836,200	\$13,866,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				\$23,400
Interior Architecture		\$44,000	\$55,000	
Electrical	\$34,200	\$55,300	\$38,800	\$43,300
Mechanical	\$86,800	\$43,800	\$106,300	\$63,400
Elevators/Escalators	\$49,300	\$49,300	\$49,300	\$49,300
Total	\$170,300	\$192,500	\$249,600	\$179,500
Importance Code A	\$12,400	\$12,400	\$12,400	\$36,300
Importance Code B	\$158,000	\$180,100	\$223,500	\$143,200
Importance Code C			\$13,700	
Total	\$170,300	\$192,500	\$249,600	\$179,500



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
CONCOURSE PLAZA
Asset # : 13871

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$18,600	
Concrete Masonry Unit	5%	Now	\$88,400	LIFE	**	5	\$6,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Stucco Cement Over Cmu</i>								
Metal Panel	80%			2046	**	5-10	\$1,090,300	
Windows								
Aluminum	100%	Now	\$556,800	2042	**	5	\$30,700	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fixed Windows</i>								
Parapets								
Metal Panel	100%			2046	**	5	\$46,900	
Roof								
Built-Up (BUR)	60%	Now	\$271,300	2036	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 10th Floor</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over 10th Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over 10th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 10th Floor</i>								
Built-Up (BUR)	40%	Now	\$36,200	2031	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over First Floor</i>								
Interior								
Floors								
Carpet	20%			2022	\$1,217,900	3	\$132,100	
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	\$2,230,900	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	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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
CONCOURSE PLAZA
Asset # : 13871

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	90%			2031	**	5	\$396,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 10th Floor</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$27,500	
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								
Fused Disc Sw	100%			2036	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1600 Amperes.</i>								
Transformers								
Dry Type	100%			2031	**	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 112.5 Kva, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$1,100	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	10%			2034	**	5	\$600	
Molded Case Bkrs	90%			2034	**	5	\$5,900	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	50%			2031	**	5	\$800	
Motor Control Center	50%			2031	**	5	\$3,400	
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Emergency Generator Rated @ 300kw</i>								
Batteries								
Lead/Acid	100%			2019	\$1,600	5	\$9,300	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	\$1,311,400	10	\$194,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	13%			2026	\$200,600	10	\$29,800	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices And Corridors</i>								
Fluorescent	2%			2026	\$30,900	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	\$66,600	1		
Exit, LED	50%			2041	**	1		
Exterior Lighting								
HID	20%			2026	\$204,600	10	\$200	
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2041	**	5	\$7,300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2026	\$245,800	1	\$28,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Lobby And Outside</i>								
<i>Explanation : Cctv Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2026	\$2,805,000	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

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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	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Penthouse Mechanical Equipment Room</i>					
			<i>Explanation : (2) Gas Fired Hot Water Boilers</i>					
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$68,000	2042	* *	4	\$12,300	
			<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Bms Control, Throughout</i>					
Terminal Devices								
Air Handler	60%			2031	* *	1	\$92,800	
Convactor/Radiator	40%			2039	* *	1	\$32,300	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	80%	Now	\$215,800	2027	\$4,315,800	2	\$9,800	
			<i>Not in Service, Extent : Severe, Area Affected : 35%</i>					
			<i>Location : 7 Units Not Working Properly, Mechanical Rooms In Each Floor</i>					
			<i>Other Observation, Extent : Light, Area Affected : 80%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : 10 Heat Pump Units. Frigerant R-22</i>					
Ext Pkg Unit - Heating/Cooling	15%	Now	\$13,400	2031	* *	2	\$1,800	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>					
			<i>Location : 2 Units, Lower Roof</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Lower Roof</i>					
			<i>Explanation : Defective Units</i>					
Ext Pkg Unit - Heating/Cooling	5%			2026	\$89,300	2	\$800	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>					
			<i>Location : 1 Unit, Lower Roof</i>					
Distribution								
Chilled Wtr Pipe/Pump	80%	Now	\$21,200	2046	* *	4	\$9,900	
			<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Roof</i>					
No Component	20%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Water Cooling Tower	80%	Now	\$62,200	2027	\$621,900	2	\$161,000	
			<i>Corroded, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Bottom Of The Unit And Supporting Beams, Roof</i>					
			<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Bottom Of The Unit, Roof</i>					
No Component	20%							
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	\$8,400	2021	\$42,000	4	\$1,500	
			<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : 3 Out Of 10 Units, Various Locations</i>					
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	**			
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : All Floors</i>					
			<i>Explanation : 5 Units</i>					
Fire Suppression								
Standpipe								
No Component	30%							
Generic	70%			2046	**	1-5	\$88,200	
Sprinkler								
Generic	100%			2046	**	1-2	\$70,000	
Fire Pump								
Generic	100%			2022	\$200,600	1	\$46,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Fire Pump Located In The Mall</i>					
			<i>Explanation : Unit Is Maintained And Operated From The Mall</i>					

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$2,261,000	\$825,300
Interior Architecture	\$1,488,300	\$423,300
Electrical	\$1,005,900	\$1,871,400
Mechanical	\$2,988,700	\$3,125,900
Total	\$7,743,900	\$6,245,900
Importance Code A	\$2,261,000	\$991,800
Importance Code B	\$5,378,700	\$5,213,200
Importance Code C	\$104,200	\$40,900
Total	\$7,743,900	\$6,245,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$27,000			
Interior Architecture	\$93,700	\$20,600		\$102,800
Electrical	\$15,400	\$11,300	\$35,700	\$16,000
Mechanical	\$120,200	\$105,600	\$196,200	\$115,200
Elevators/Escalators	\$189,500	\$189,500	\$189,500	\$189,500
Total	\$445,700	\$326,900	\$421,400	\$423,500
Importance Code A	\$62,500	\$35,500	\$36,300	\$35,500
Importance Code B	\$383,200	\$284,900	\$385,200	\$388,000
Importance Code C		\$6,600		
Total	\$445,700	\$326,900	\$421,400	\$423,500



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Iron	2%			LIFE	**			
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$235,800	
Masonry: Brick	88%	Now	\$1,588,500	LIFE	**	5	\$531,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Scaffolding In Place</i>								
Masonry: Granite	3%			LIFE	**	5	\$13,600	
Masonry: Limestone	2%	Now	\$261,500	LIFE	**	5	\$9,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lintels And Sills</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills And Lintels</i>								
Windows								
Aluminum	95%			2041	**	5	\$116,300	
Aluminum	5%	Now	\$254,100	2050	**	5	\$3,100	
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 11th Floor</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 11th Floor</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$27,000	LIFE	**	5	\$8,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Masonry: Brick	90%	Now	\$55,200	LIFE	**	5	\$9,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Face</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	30%			2024	\$2,137,800	3	\$338,000	
Cast in Place Concrete	2%	Now	\$116,100	LIFE	**	5	\$24,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stair Landing Between 23 And 24 Floors</i>								
<i>Deflection Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stair Landing Between 23 And 24 Floors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stair Landing Between 23 And 24 Floors</i>								
<i>Explanation : Temporary Support In Place</i>								
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	\$36,600	
Vinyl Tile	13%	Now	\$617,100	2035	**	3	\$27,500	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 24th Floor</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 22, 23 And 24 Floors</i>								
Under Construction	24%							
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$13,100	
Concrete Masonry Unit	5%			LIFE	**	5	\$5,200	
Gypsum Board	10%			LIFE	**	5	\$15,700	
Masonry: Brick	5%			LIFE	**			
Marble Panels	3%			LIFE	**			
Plaster	42%			LIFE	**	5	\$33,000	
Plaster	10%	Now	\$104,200	LIFE	**	5	\$7,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 22, 23 And 24 Floors</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 22, 23 And 24 Floors</i>								
Under Construction	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	\$179,600	LIFE	**	5	\$4,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steam Room</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Gypsum Board	5%			LIFE	**	5	\$35,200	
Plaster	3%			LIFE	**	5	\$10,600	
Plaster	10%	Now	\$293,100	LIFE	**	5	\$35,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 22, 23, And 24 Floors</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 22, 23 And 24 Floors</i>								
Under Construction	20%							

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

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	30%			2045	**	1		
Conduit	40%			2035	**	1		
Conduit	20%			2025	\$124,900	1		
Under Construction	10%							
Panelboards								
Fused Disc Sw	10%			2033	**	5	\$800	
Fused Disc Sw	5%			2024	\$23,700	5	\$400	
Molded Case Bkrs	55%			2041	**	5	\$5,200	
Molded Case Bkrs	20%			2033	**	5	\$1,900	
Under Construction	10%							
Wiring								
Braided Cloth	20%	2-4	\$193,100	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2045	**	1		
Thermoplastic	30%			2025	\$289,600	1		
Under Construction	20%							
Motor Controllers								
Locally Mounted	50%			2030	**	5	\$1,200	
Locally Mounted	45%			2023	\$13,200	5	\$1,100	
Variable Frequency Drive	5%			2045	**			
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$2,600	
Generic	50%			LIFE	**	5	\$2,600	
Lighting								
Interior Lighting								
Fluorescent	40%			2030	**	10	\$131,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	30%			2030	**	10	\$98,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	5%			2030	**	10	\$16,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Compact Lamps</i>								
Incandescent	5%			2020	\$224,600	2	\$400	
Under Construction	20%							

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

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

Lighting

Egress Lighting

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

Exterior Lighting

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

Alarm

Security System

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

Fire/Smoke Detection

No Component	65%							
Generic, Digital	35%			2030	**	1-3	\$79,700	

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

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

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

Distribution

Steam Piping/Pump	100%			2025	\$2,480,400	4	\$17,700	
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Terminal Devices

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

Air Conditioning

Energy Source

Electricity	100%			2033	**	1		
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Conversion Equipment

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Direct Expansion	60%			2020	\$661,400	1		
Direct Expansion	40%			2033	**	1		
Heat Rejection								
Air Condenser Unit	10%			2030	**	2	\$25,000	
Air Condenser Unit	10%			2020	\$71,000	2	\$25,000	
Water Cooling Tower	50%	Now	\$51,000	2023	\$509,800	2	\$144,300	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Insulation, Roof</i>								
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Water Cooling Tower	30%			2029	**	2	\$108,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$199,900	
Exhaust Fans								
Interior	60%			2020	\$235,600	2	\$6,600	
Interior	40%			2033	**	2	\$4,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$53,000	2035	**	1		
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Water Heater								
Gas Fired	100%			2018	\$82,600	2	\$5,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$24,800	LIFE	**	1		
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Sump Pump(s)								
Rigid Piping	100%			2025	\$11,000	4	\$1,600	
Backflow Preventer								
Generic	100%			2033	**	1	\$22,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (1) B-23 (3) L-22 (4) L-12</i>								
<i>Explanation : 8 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2035	**	1-5	\$180,800	

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Sprinkler								
Under Construction	100%							
Fire Pump Generic	100%			2040	* *	1	\$67,000	
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 24th Floor</i>					
Chemical System Generic	100%			2020	\$25,900	1-3	\$50,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor Café</i>					
			<i>Explanation : 1 Set Unit</i>					

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

Asset Name : EDGEWATER VILLAGE HALL
Address : 111 CANAL STREET @TAPPEN PARK
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0050.000 / 13693 **Yr Built/Renovated** : 1889 / 1992
Area Sq Ft : 8,000 **Project Type** : REAL PROPERTY
Date of Survey : 24-May-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 523 **Lot** : 1 **BIN** : 5013729

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,158,000	\$138,000
Interior Architecture	\$51,200	\$443,300
Total	\$1,209,200	\$581,300
Importance Code A	\$1,158,000	\$138,000
Importance Code B		\$399,600
Importance Code C	\$51,200	\$43,600
Total	\$1,209,200	\$581,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$50,200			
Interior Architecture	\$41,000			\$4,300
Electrical				
Mechanical	\$800	\$7,400	\$1,400	\$800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$96,000	\$11,400	\$5,400	\$9,100
Importance Code A	\$51,000	\$800	\$800	\$800
Importance Code B	\$45,000	\$10,600	\$4,600	\$8,300
Importance Code C				
Total	\$96,000	\$11,400	\$5,400	\$9,100



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	92%	Now	\$946,700	LIFE	**	5	\$96,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Window Arch, Canal Street Side</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout, Especially At Ground Level</i>								
Masonry: Brownstone	2%			LIFE	**	5	\$1,600	
Masonry: Fieldstone	2%			LIFE	**	5	\$1,600	
Masonry: Limestone	4%			LIFE	**	5	\$3,100	
Windows								
Wood	100%	2-4	\$169,100	2040	**	5	\$41,500	2
<i>Air Infiltration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout, Especially At Window Mounted Air Conditioning Units</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : At Window Arches</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Window Arches</i>								
Parapets								
Metal Cornice	100%	Now	\$42,200	2052	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Painted Surfaces Peeling Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Canal Street Side</i>								
<i>Explanation : Birds Nesting Inside Corroded Sections</i>								
Roof								
Copper/Terne	10%			2052	**	10	\$7,900	
Skylight, Metal/Glass	5%	Now	\$25,400	2034	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Stair To Attic</i>								
Slate	85%	2-4	\$24,800	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throufghout</i>								
<i>Explanation : Gray Color Tiles With Red Banding</i>								
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Ceramic Tile	10%	Now	\$4,000	2027	\$80,800	5	\$1,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	90%	Now	\$31,900	2024	\$318,900	3	\$13,000	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Gypsum Board	60%			LIFE	**	5	\$43,600	
Masonry: Brick	10%	Now	\$51,200	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Throughout</i>								
Plaster	30%			LIFE	**	5	\$10,900	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Windows</i>								
Ceilings								
AcousTileConcealSpLn	30%	Now	\$5,100	2037	**	5	\$7,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	70%			LIFE	**	5	\$33,700	

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

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

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								
Interior Lighting Fluorescent	98%			2024	\$18,600	10	\$7,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2024	\$1,400	10		
Egress Lighting								
Emergency, Service	50%			2024	\$2,100	1		
Exit, Service	50%			2024	\$1,200	1		
Exterior Lighting								
Not Accessible	100%							
Alarm								
Security System								
Not Accessible	100%							
Fire/Smoke Detection								
Not Accessible	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Fuel Oil No 2	100%			2044	* *	5	\$2,500	
Conversion Equipment Steam Boiler	100%			2037	* *	1	\$7,900	
Distribution Steam Piping/Pump	100%			2044	* *	4	\$400	
Air Conditioning								
Energy Source Electricity	100%			2040	* *	1		
Conversion Equipment Window/Wall Unit	30%			2019	\$5,300	1		
No Component	70%							
Plumbing								
H/C Water Piping Galv Iron/Steel	100%			2037	* *	1		
Water Heater Gas Fired	100%			2022	\$2,000	2	\$100	
HW Heat Exchanger Low Temp	100%			2044	* *	4	\$800	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Not Accessible	100%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, 1, 2</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Not Accessible	100%							
Sprinkler								
Not Accessible	100%							
Fire Pump								
Not Accessible	100%							
Chemical System								
Not Accessible	100%							

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

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$45,100	\$134,500
Interior Architecture	\$223,200	
Electrical	\$771,600	\$339,000
Mechanical	\$72,100	\$1,169,100
Total	\$1,112,100	\$1,642,500
Importance Code A	\$45,100	\$134,500
Importance Code B	\$1,067,000	\$1,508,000
Total	\$1,112,100	\$1,642,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$48,400		\$30,800	\$10,800
Interior Architecture	\$241,100	\$3,200	\$21,000	\$29,800
Electrical	\$2,600	\$3,000	\$10,900	\$2,700
Mechanical	\$12,600	\$10,000	\$56,000	\$10,300
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
Total	\$331,300	\$42,700	\$145,300	\$80,200
Importance Code A	\$54,200	\$5,800	\$36,700	\$16,700
Importance Code B	\$277,100	\$35,900	\$108,600	\$63,600
Importance Code C		\$1,000		
Total	\$331,300	\$42,700	\$145,300	\$80,200



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	2%			2060	**	10	\$5,200	
Masonry: Brick	78%			LIFE	**	5	\$86,100	
Masonry: Brick	3%	Now	\$19,800	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Chimney</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
Masonry: Granite	3%			LIFE	**	5	\$2,500	
Masonry: Limestone	5%			LIFE	**	5	\$4,100	
Masonry: Limestone	2%			LIFE	**	5	\$1,700	
Metal Panel	2%			2035	**	5-10	\$15,200	
Stucco Cement	5%			2030	**	5	\$13,800	
Windows								
Aluminum	75%			2041	**	5	\$21,700	
Steel	25%			2033	**	5	\$90,300	
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$2,800	LIFE	**	5	\$1,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping</i>								
Copper/Terne	10%			2060	**	5	\$2,200	
Masonry: Brick	33%			LIFE	**	5	\$1,500	
Masonry: Brick	50%	Now	\$25,700	LIFE	**	5	\$2,200	
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : Masonry Coated</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$600	
Roof								
Modified Bitumen	98%			2030	**	10	\$13,500	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Over 9th Floor</i>								
Skylight, Metal/Glass	2%			2045	**	10	\$900	
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	20%	Now	\$223,400	2027	\$223,400	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	\$446,800	3	\$70,600	
Ceramic Tile	5%			2034	**	5	\$4,400	
Mosaic Tile	3%			2030	**	5	\$6,600	
Terrazzo	2%			LIFE	**	5	\$1,400	
Vinyl Tile	30%	Now	\$223,200	2035	**	3	\$9,900	
<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		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%			2045	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 2500 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2045	**	5	\$1,600	
Raceway								
Conduit	70%			2025	\$60,400	1		
Conduit	30%			2045	**	1		
Panelboards								
Fused Disc Sw	5%			2024	\$4,400	5	\$100	
Molded Case Bkrs	30%			2041	**	5	\$500	
Molded Case Bkrs	65%			2024	\$57,800	5	\$1,000	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$81,700	2050	**	1		
<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	\$23,400	5	\$300	
Locally Mounted	20%			2038	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	70%			2020	\$305,200	10	\$37,900	
<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	\$220,800	10	\$200	
Alarm								
Security System								
No Component	50%							
Generic	50%			2020	\$88,400	1	\$11,000	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2020	\$242,200	1-3	\$14,500	

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

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

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

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,207,500	\$191,200
Interior Architecture	\$440,100	\$143,600
Electrical		\$326,400
Mechanical	\$78,900	
Total	\$1,726,600	\$661,200
Importance Code A	\$1,207,500	\$191,200
Importance Code B	\$353,500	\$397,300
Importance Code C	\$165,600	\$72,700
Total	\$1,726,600	\$661,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$43,800			\$9,800
Interior Architecture		\$10,600	\$6,900	\$2,400
Electrical	\$1,700	\$2,100	\$2,200	\$24,300
Mechanical	\$67,700	\$3,400	\$3,600	\$14,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$117,200	\$20,000	\$16,700	\$54,500
Importance Code A	\$70,900	\$2,500	\$2,500	\$12,400
Importance Code B	\$46,300	\$17,500	\$11,100	\$42,100
Importance Code C			\$3,000	
Total	\$117,200	\$20,000	\$16,700	\$54,500



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

Asset # : 4167

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$123,000	
Masonry: Brick	50%	Now	\$521,400	LIFE	**	5	\$52,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade, Foundation</i>								
Masonry: Brick	15%	Now	\$102,900	LIFE	**	5	\$15,700	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Chimney</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
Masonry: Brownstone	10%	Now	\$215,600	LIFE	**	5	\$7,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North Facade, Tower, Over Main Entrance Arch</i>								
Masonry: Granite	10%	Now	\$274,300	LIFE	**	5	\$7,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lobby</i>								
Windows								
Wood	50%	Now	\$33,800	2034	**	5	\$20,700	1
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Auditorium At Arch Windows</i>								
Wood	50%			2042	**	5	\$41,500	
Parapets								
Copper/Terne	10%			2046	**	5	\$500	
Masonry: Brownstone	90%			LIFE	**	5	\$2,400	

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

Asset # : 4167

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Clay Tile	65%	Now	\$93,300	2046	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
Modified Bitumen	30%			2031	**	10	\$9,500	
Modified Bitumen	5%	Now	\$10,000	2036	**			1
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof Adjacent To Bulkhead, And Over Main Entrance</i>								
<i>Ponding, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Roof Adjacent To Bulkhead And Over Main Entrance</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof Adjacent To Bulkhead</i>								
<i>Explanation : Deflection Evident</i>								
Interior								
Floors								
Carpet	15%			2022	\$79,800	3	\$8,700	
Carpet	10%			2025	\$53,200	3	\$5,800	
Ceramic Tile	15%			2035	**	5	\$5,800	
Mosaic Tile	5%			2031	**	5	\$4,800	
Vinyl Tile	20%			2034	**	3	\$2,900	
Vinyl Tile	20%			2026	\$70,900	3	\$2,900	
Wood	15%	Now	\$206,200	2066	**	5	\$5,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Caretakers Apt.</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Caretakers Apt.</i>								
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$6,100	
Gypsum Board	15%			LIFE	**	5	\$10,900	
Masonry: Brick	10%	Now	\$102,400	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Plaster	20%	Now	\$63,200	LIFE	**	5	\$7,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Caretakers Apt. And Main Stair</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Caretakers Apt. And Main Stair</i>								
Plaster	35%			LIFE	**	5	\$12,700	
Wood	15%			LIFE	**	5	\$72,700	

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

Asset # : 4167

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	25%			2039	**	5	\$9,600
Gypsum Board	10%			LIFE	**	5	\$4,800
Plaster	25%	Now	\$68,400	LIFE	**	5	\$6,000

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

Location : Old Caretakers Apt.

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

Location : Old Caretakers Apt.

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

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%			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

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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	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	15%			2031	**	10	\$3,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 3rd Floor</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	3%			2026	\$13,700	10	\$700	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
HID	1%			2026	\$700	10		
Incandescent	1%			2026	\$4,600	2		
Egress Lighting								
Emergency, Battery	50%			2026	\$18,800	10	\$3,100	
Exit, LED	50%			2041	**	1		
Exterior Lighting								
HID	20%			2026	\$21,000	10		
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2026	\$25,300	1	\$2,900	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways And Outside</i>							
	<i>Explanation : Cctv Surveillance Cameras</i>							
Fire/Smoke Detection								
Generic, Digital	100%			2026	\$288,400	1-3	\$15,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Smoke Detector, Manual Pull Stations, Horns, Alarm Bells And Strobe Lights</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								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Steam Boiler	60%	Now	\$16,300	2031	* *	1	\$13,700	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4 Units. Outdated Heating System In The Building, System Upgrade Is Recommended.</i>								
Steam Boiler	40%	Now	\$10,800	2031	* *	1	\$9,200	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit. 4 Units. Outdated Heating System In The Building, System Upgrade Is Recommended.</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$38,900	2036	* *	4	\$1,300	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Outdated Heating System In The Building, System Upgrade Is Recommended.</i>								
Terminal Devices								
Convactor/Radiator	95%	Now	\$25,000	2031	* *	1	\$7,100	
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 2nd And 3rd Floor Court Rooms</i>								
<i>Explanation : Lack Of Heating Devices In 2nd And 3rd Fl. Court Rooms</i>								
Unit Heater-Stm/HW	5%			2021	\$9,000	4	\$100	
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2024	\$17,900	2	\$100	
Window/Wall Unit	70%			2019	\$40,100	1		
No Component	25%							
Terminal Devices								
Fan Coil - Cooling	5%			2026	\$8,000	1	\$400	
No Component	95%							
Heat Rejection								
Remote Air Cond	5%			2026	\$6,200	2	\$900	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
Water Heater								
Gas Fired	100%	Now	\$6,500	2026	\$6,500	2	\$300	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								

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

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

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

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

Asset # : 4167

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2018	\$7,200	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2026	\$12,000	4	\$2,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-4</i>						
		<i>Explanation : 1 Unit</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 : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,830,900	\$709,100
Interior Architecture	\$1,080,600	\$700,000
Electrical		\$381,000
Mechanical		\$8,651,800
Total	\$2,911,400	\$10,441,900
Importance Code A	\$1,830,900	\$709,100
Importance Code B	\$839,800	\$9,588,500
Importance Code C	\$240,700	\$144,300
Total	\$2,911,400	\$10,441,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$65,200		\$24,300	
Interior Architecture	\$191,200	\$15,500	\$2,005,300	\$77,700
Electrical	\$77,000	\$82,300	\$64,800	\$56,800
Mechanical	\$60,200	\$59,100	\$39,600	\$51,800
Elevators/Escalators	\$98,700	\$98,700	\$98,700	\$98,700
Total	\$492,300	\$255,600	\$2,232,700	\$285,000
Importance Code A	\$66,100		\$24,300	\$12,300
Importance Code B	\$362,200	\$255,600	\$2,204,200	\$272,700
Importance Code C	\$64,000		\$4,200	
Total	\$492,300	\$255,600	\$2,232,700	\$285,000



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
HEALTH BUILDING
Asset # : 2050

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Bronze/Brass	1%			LIFE	**	10	\$33,300	
Masonry: Brick	10%	0-2	\$127,400	LIFE	**	5	\$21,300	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Courtyard @ 3rd Floor And Window Lintels Throughout</i>								
Masonry: Granite	69%	4+	\$344,500	LIFE	**	5	\$110,200	
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	20%			LIFE	**	5	\$63,900	
Windows								
Aluminum	95%	Now	\$1,023,800	2043	**	5	\$123,300	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Street Level Windows</i>								
<i>Explanation : Protective Metal Grilles</i>								
Bronze/Brass	3%			2035	**	5	\$48,700	
Metal Louvers	2%			2036	**	10	\$32,400	
Parapets								
Masonry: Brick	25%	Now	\$65,900	LIFE	**	5	\$5,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Interior Parapet Face</i>								
<i>Explanation : Repointing Failure</i>								
Masonry: Granite	60%			LIFE	**	5-10	\$191,000	
Masonry: Granite	15%			LIFE	**	5-10	\$47,700	
Roof								
Copper/Terne	5%			2055	**	10	\$12,200	
Modified Bitumen	28%	Now	\$15,800	2027	\$157,800			
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Courtyard Area</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Curbs In Courtyard Area</i>								
Modified Bitumen	65%	Now	\$36,600	2032	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North West Corner, Upper Roof</i>								
Skylight, Metal/Glass	2%			2027	\$285,900	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.

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	25%			2020	\$1,966,100	3	\$310,900	
Ceramic Tile	5%			2030	**	5	\$31,100	
Marble Panels	10%	Now	\$446,400	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	\$194,300	
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	**	5-10	\$71,300	
Metal Panel	5%			LIFE	**	10	\$9,400	
Marble Panels	20%			LIFE	**	10	\$33,500	
Plaster	48%			LIFE	**	5-10	\$171,100	
SGFT/Glazed Masonry	10%			LIFE	**	10	\$21,000	
Wood	5%			LIFE	**	5	\$167,700	
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	**	5-10	\$38,900	
Masonry: Marble	3%			LIFE	**	1		
Masonry:Vault Struct	5%			LIFE	**	10	\$15,500	
Mosaic Tile	2%			LIFE	**	1		
Plaster	35%			LIFE	**	5-10	\$374,000	

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%			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	

Note : 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

Electrical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Under 600 Volts							
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	\$5,800	5	\$600
Variable Frequency Drive	80%			2044	**		
Ground							
Grounding Devices							
Generic	100%			LIFE	**	5	\$12,200
Stand-by Power							
Transfer Switches							
Automatic	100%			2044	**	1	\$127,800
Generators							
Diesel	100%			2040	**	1	\$160,900
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>			
				<i>Location : Roof</i>			
				<i>Explanation : 2- 1500kw Emergency Generators</i>			
Batteries							
Lead/Acid	100%			2022	\$1,500	5	\$15,400
Fuel Storage							
Day Tank							
	50%			2049	**	5	\$38,500
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>			
				<i>Location : Roof</i>			
				<i>Explanation : No Available Nameplate Rating Capacity</i>			
Main Tank							
	50%			2062	**	5	\$6,100
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>			
				<i>Location : Basement</i>			
				<i>Explanation : 14,000 Gallons Rated Capacity</i>			
Lighting							
Interior Lighting							
Fluorescent							
	10%			2035	**	10	\$38,100
				<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>			
				<i>Location : Hallways</i>			
Fluorescent							
	85%			2035	**	10	\$323,900
				<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>			
				<i>Location : Throughout The Building</i>			
Fluorescent							
	5%			2035	**	10	\$19,100
				<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>			
				<i>Location : Offices At 10th Floor</i>			

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

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

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

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%		2035	**	1
50%		2062	**	1

Alarm

Security System
No Component
Generic

70%				
30%		2035	**	1

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

Fire/Smoke Detection
Generic, Digital

100%		2035	**	1-3	\$256,000
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Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Alarm Bells, Horns, Smoke Detectors And Manual Pull Stations

Mechanical		Current Repair		Future Replacement		Maintenance		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%		2037	**	1
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Other Observation, Extent : Light, Area Affected : 100%
Location : Basement Steam Room
Explanation : Steam From Con Edison

Conversion Equipment
Pres. Reducing Valve/LP
Steam

100%		2036	**	5	\$24,700
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Distribution

Steam Piping/Pump

100%		2027	\$2,874,100	4	\$30,700
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On Extended Life, Extent : Moderate, Area Affected : 100%
Location : Throughout
Recent Installation, Extent : Light, Area Affected : 100%
Location : Throughout

Terminal Devices

Convactor/Radiator

100%		2025	\$3,888,100	1	\$134,200
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On Extended Life, Extent : Moderate, Area Affected : 100%
Location : Throughout
Recent Installation, Extent : Light, Area Affected : 100%
Location : Throughout, Newly Installed Steam Traps And Danfoss Valves

Air Conditioning

Energy Source
Electricity

100%		2035	**	1
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2031	**	2	\$1,300	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
Reciprocating Compr/Chiller Split Unit	5%			2032	**	1	\$9,600	
Window/Wall Unit	15%			2032	**			
	75%			2022	\$634,700	1		
Terminal Devices								
Fan Coil - Cooling	20%			2032	**	1	\$26,800	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$73,400	
No Component	80%							
Exhaust Fans								
Roof	10%			2027	\$32,700	2	\$1,300	
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Natural Ventilation</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2037	**	1		
Galv Iron/Steel	90%			2025	\$1,106,400	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
HW Heat Exchanger								
HTHW/HW	100%			2037	**			
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
Rigid Piping	100%			2027	\$11,000	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2027	\$11,000	4	\$2,500	
Backflow Preventer								
Generic	100%			2027	\$39,900	1	\$25,400	

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
HEALTH BUILDING
Asset # : 2050

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								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-10</i>						
		<i>Explanation : 10 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2037		* *	1-5	\$209,400
Sprinkler								
No Component	25%							
Generic	75%			2047		* *	1-2	\$87,300

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

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

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

Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

Asset Name : KENT AVENUE SHOPS
Address : 390 KENT AVENUE @WILLIAMSBURG BRIDGE
Borough : BROOKLYN **Agency's Number** : 312-350
Program / Asset # : DGS0025.000 / 2037 **Yr Built/Renovated** : 1954 / 2012
Area Sq Ft : 85,438 **Project Type** : REAL PROPERTY
Date of Survey : 30-May-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2467 **Lot** : 1 **BIN** : 3063635

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$102,200
Interior Architecture	\$1,231,400	\$242,700
Electrical	\$135,500	\$32,100
Mechanical		\$91,300
Total	\$1,366,900	\$468,200
Importance Code A		\$102,200
Importance Code B	\$1,226,100	\$366,100
Importance Code C	\$140,800	
Total	\$1,366,900	\$468,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$23,800	\$6,200		
Interior Architecture	\$25,400			\$3,200
Electrical	\$3,700	\$25,000	\$2,600	\$1,600
Mechanical	\$86,300	\$25,000	\$22,800	\$13,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$143,100	\$60,200	\$29,400	\$22,600
Importance Code A	\$32,000	\$15,800	\$8,500	\$8,500
Importance Code B	\$98,000	\$44,400	\$21,000	\$14,100
Importance Code C	\$13,100			
Total	\$143,100	\$60,200	\$29,400	\$22,600



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
KENT AVENUE SHOPS
Asset # : 2037

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$21,100	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	75%			LIFE	**	5	\$31,700	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	5%			LIFE	**	5	\$1,600	
Metal Coiling Doors	10%	2-4	\$23,800	2029	**	5	\$6,600	
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Windows								
Aluminum	100%			2049	**	5	\$12,300	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$11,000	
Masonry: Brick	90%			LIFE	**	5	\$12,800	
Roof								
Built-Up (BUR)	100%			2034	**	10	\$102,200	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Interior								
Floors								
Cast in Place Concrete	15%	Now	\$59,300	LIFE	**	5	\$42,000	
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Loading Dock And Throughout</i>							
Ceramic Tile	5%	2-4	\$12,300	2027	\$122,800	5	\$3,200	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Panel/Paver: Cer/Brk	25%	2-4	\$298,000	2040	**	5	\$36,000	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	10%	Now	\$21,500	2029	**	3	\$4,800	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout Offices</i>							
Vinyl Tile	10%	4+	\$107,700	2034	**	3	\$4,800	
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
Wood	35%			2039	**	5	\$83,900	

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

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

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

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

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	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	100%			2029	**	10	\$78,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T-8 Lamps</i>						
Egress Lighting								
Emergency, Battery	50%			2019	\$57,100	10	\$10,300	
Exit, Service	50%			2019	\$11,400	1		
Exterior Lighting								
HID	100%			2029	**	10	\$300	
Alarm								
Security System								
No Component	50%							
Generic	50%			2029	**	1	\$16,000	
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								
Fuel Oil No 2	100%	Now	\$10,400	2044	**	5	\$13,200	
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Oil Supply System</i>						
Conversion Equipment								
Steam Boiler	100%	Now	\$8,200	2037	**	1	\$76,100	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Control System</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Boilers</i>						
Distribution								
Steam Piping/Pump	100%			2034	**	4	\$6,300	
Terminal Devices								
Air Handler	20%			2024	\$91,300	1	\$10,600	
Convactor/Radiator	60%			2037	**	1	\$16,600	
Fan Coil Unit/Heat	20%			2029	**	1	\$5,500	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2022	\$34,800	1		
No Component	80%							
Ventilation								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$47,600	
Exhaust Fans								
Interior	10%			2024	\$9,400	2	\$300	
Roof	90%			2034	* *	2	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Few Fans Still To Be Connected To The Controllers</i>								
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	* *	1		
Water Heater								
Gas Fired	100%	0-2	\$19,700	2024	\$19,700	2	\$1,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
HW Heat Exchanger								
Low Temp	100%			2034	* *	4	\$12,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2018	\$6,600	4	\$2,500	
Sewage Ejector(s)								
Compressed Air	100%	0-2	\$28,300	2054	* *	4	\$1,600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
Generic	100%			2024	\$8,200	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%			2044	* *	1-5	\$43,100	

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

Asset # : 2043

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$138,100	
Masonry: Brick	78%	Now	\$412,200	LIFE	**	5	\$275,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Under Windows, Throughout</i>								
Masonry: Limestone	10%	0-2	\$212,400	LIFE	**	5	\$26,500	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%			2046	**	5-10	\$48,600	
Granite Panels	2%	Now	\$37,200	LIFE	**	5	\$5,300	
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Building Base On West Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Building Base On West Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
Stucco Cement	2%			2039	**	5	\$17,700	
Window Wall	1%			2046	**	5	\$13,300	
Windows								
Aluminum	90%	Now	\$535,600	2042	**	5	\$32,200	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Steel	10%	Now	\$74,200	2034	**	5	\$44,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse Level</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse Level</i>								
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	\$83,600	2054	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	20%	Now	\$19,300	2026			\$96,700	
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Interior

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

Asset # : 2043

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	20%	0-2	\$1,100,600	2022	\$11,006,000	3	\$1,305,200	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Carpet	10%			2025	\$5,503,000	3	\$652,600	
Cast in Place Concrete	10%			LIFE	**	5	\$951,700	
Ceramic Tile	3%	Now	\$250,700	2029	**	5	\$65,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	2%			LIFE	**	5	\$65,300	
Terrazzo	2%			LIFE	**	5	\$68,000	
<i>Horizontal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Entrance</i>								
Vinyl Tile	43%	0-2	\$788,100	2026	\$15,762,200	3	\$701,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	Now	\$733,100	2031	**	3	\$163,100	
<i>Adhesion Failure, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement And 8th Floor</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Basement And 8th Floor</i>								
Interior Walls								
Cast in Place Concrete	10%	Now	\$102,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Vault In Basement</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Electrical Room, Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Electrical Room, Basement</i>								
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	\$22,800	LIFE	**	5	\$17,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 8th Floor, Various Offices On Other Floors</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : 8th Floor</i>								

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

Asset # : 2043

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$435,900	2024	\$8,718,400	5	\$679,800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	35%	Now	\$610,300	2031	**	5	\$761,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Throughout</i>								
AcousTileSusp.Lay-In	8%	Now	\$139,500	2039	**	5	\$174,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 100%</i>								
<i>Location : 8th Floor</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 8th Floor</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 8th Floor</i>								
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		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	75%			2052	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : 2 @4000 Amps And 1 @2000 Amps</i>								
Fused Disc Sw	25%			2026	\$52,000	5	\$300	
Transformers								
Dry Type	100%			2043	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Various Sizes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2052	**	5	\$8,400	
Raceway								
Conduit	80%			2026	\$499,800	1		
Conduit	20%			2052	**	1		
Panelboards								
Molded Case Bkrs	20%			2034	**	5	\$1,700	
Molded Case Bkrs	80%			2048	**	5	\$6,700	

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

Asset # : 2043

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	30%	2-4	\$289,600	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Thermoplastic	30%			2036	**	1		
Thermoplastic	40%			2052	**	1		
Motor Controllers								
Locally Mounted	70%			2039	**	5	\$1,500	
Motor Control Center	30%			2039	**	5	\$2,600	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,400	LIFE	**	5	\$4,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main Basement</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%	Now	\$8,800	2046	**	1	\$88,600	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Generators								
Diesel	100%			2022	\$72,500	1	\$123,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Pump Room Basement</i>								
<i>Explanation : One 41 Kva</i>								
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$11,900	
Fuel Storage								
Day Tank	50%			2025	\$11,500	5	\$29,700	
Main Tank	50%			2029	**	5	\$4,700	
Lighting								
Interior Lighting								
Fluorescent	100%			2026	\$1,806,400	10	\$293,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	10%			2026	\$15,600	1		
Exit, LED	90%			2061	**	1		
Exterior Lighting								
HID	20%			2026	\$239,500	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		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	80%							
Generic, Analog	20%			2031	**	1-3	\$39,400	

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								
Interruptible Gas/Dual Fuel	100%			2046	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : One 10,000 Gallon Tank</i>								

Conversion Equipment								
Steam Boiler	100%			2039	**	1	\$316,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								

Distribution								
Hot Wtr Piping/Pump	50%			2034	**	4	\$11,800	
Steam Piping/Pump	50%			2036	**	4	\$7,900	

Terminal Devices								
Air Handler	30%	Now	\$10,300	2021	\$512,900	1	\$53,400	
<i>Other Observation, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Compressor And Air Dryer</i>								
<i>Explanation : Pneumatic Control System</i>								

Convector/Radiator	50%			2031	**	1	\$51,700	
Fan Coil Unit/Heat	20%			2026	\$949,600	1	\$20,700	

Air Conditioning

Energy Source								
Electricity	100%			2042	**	1		

Conversion Equipment								
Centrifugal, Elec Chiller	90%			2035	**	1	\$311,700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Exterior Pkg Unit - Cooling	5%	0-2	\$7,300	2026	\$73,200	2	\$800	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1 Out Of 2 Units Not Working In The Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								

No Component	5%							
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Distribution								
Chilled Wtr Pipe/Pump	80%			2036	**	4	\$12,600	
No Component	20%							

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

Asset # : 2043

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	90%	Now	\$115,200	2021	\$1,151,600	1	\$160,300	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Multiple Locations Throughout Building</i>								
Fan Coil - Cool/Heat	5%			2026	\$285,100	1	\$5,200	
No Component	5%							
Heat Rejection								
Air Condenser Unit	5%			2026	\$30,100	2	\$11,100	
Water Cooling Tower	90%			2027	\$778,200	2	\$289,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent Building</i>								
<i>Explanation : Cooling Tower</i>								
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$178,400	
Exhaust Fans								
Interior	80%			2026	\$280,400	2	\$7,800	
Roof	20%			2021	\$50,400	2	\$2,000	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$189,400	2031	**	1		
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	100%			2024	\$73,800	2	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 250 Gallon Tank</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2026	\$11,000	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2026	\$11,000	4	\$2,500	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 8 Units Travel From 1st : 12th Floor And 1 Unit Travels Basement To 13</i>								
<i>Explanation : 9 Units</i>								

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

Asset # : 2043

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Fire Suppression	Standpipe							
	Generic	100%			2046	* *	1-5	\$161,300
	Sprinkler							
	No Component	95%						
	Generic	5%			2036	* *	1-2	\$4,500
Fire Pump	Generic	100%			2035	* *	1	\$59,800

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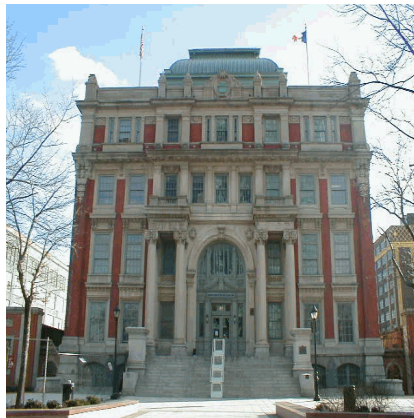
Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

Asset Name : LONG ISLAND CITY COURTHOUSE
Address : 25-10 COURT SQUARE
Borough : QUEENS **Agency's Number** : 312-409
Program / Asset # : DGS0029.000 / 2793 **Yr Built/Renovated** : 1874 / 2007
Area Sq Ft : 67,590 **Project Type** : REAL PROPERTY
Date of Survey : 20-May-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,atc
Block : 83 **Lot** : 1 **BIN** : 4000698

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$37,500	\$310,600
Interior Architecture		\$914,500
Electrical	\$431,200	\$1,971,200
Mechanical	\$353,500	\$386,700
Total	\$822,200	\$3,583,000
Importance Code A	\$37,500	\$310,600
Importance Code B	\$784,700	\$2,712,000
Importance Code C		\$560,400
Total	\$822,200	\$3,583,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$23,100		
Interior Architecture	\$24,500	\$37,300	\$9,500	\$15,100
Electrical	\$2,700	\$5,700	\$2,000	\$1,900
Mechanical	\$50,300	\$41,400	\$32,800	\$17,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$85,400	\$115,500	\$52,100	\$42,400
Importance Code A	\$6,700	\$30,000	\$6,700	\$6,700
Importance Code B	\$78,700	\$85,500	\$45,400	\$35,700
Importance Code C				
Total	\$85,400	\$115,500	\$52,100	\$42,400



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.

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	10%			2044	**	10	\$27,200	
Masonry: Brick	70%			LIFE	**	5	\$81,200	
Masonry: Granite	5%			LIFE	**	5	\$4,400	
Masonry: Limestone	15%			LIFE	**	5	\$13,100	
Windows								
Wood	100%			2032	**	5	\$229,400	
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$12,100	
Masonry: Brick	30%			LIFE	**	5	\$6,100	
Masonry: Limestone	10%			LIFE	**	5	\$2,500	
Roof								
Clay Tile	25%			2044	**	10	\$18,800	
Copper/Terne	5%			2039	**	10	\$9,400	
Metal Panel	10%			2029	**	10	\$13,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Cupola</i>								
<i>Explanation : Painted Surface</i>								
Modified Bitumen	50%			2029	**	10	\$37,500	
Skylight, Metal/Glass	10%			2044	**	10	\$25,000	
Interior								
Floors								
Carpet	15%			2023		3	\$22,800	
Carpet	5%			2025		3	\$7,600	
Cast in Place Concrete	5%			LIFE	**	5	\$11,100	
Mosaic Tile	10%			2029	**	5	\$25,300	
Terrazzo	7%			LIFE	**	5	\$5,500	
Vinyl Tile	38%			2024		3	\$19,200	
Vinyl Tile	15%			2032	**	3	\$5,700	
Wood	5%			2059	**	5	\$9,500	
Interior Walls								
Ceramic Tile	3%			2027		5	\$9,900	
Gypsum Board	25%			LIFE	**	5	\$49,700	
Plaster	55%			LIFE	**	5	\$54,600	
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	12%			LIFE	**	5	\$159,000	
Ceilings								
AcousTileConcealSpLn	15%			2029	**	5	\$19,300	
AcousTileSusp.Lay-In	15%			2029	**	5	\$15,500	
AcousTileSusp.Lay-In	20%			2041	**	5	\$20,600	
Embossed Metal	5%	Now	\$19,700	LIFE	**	5	\$2,300	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Glass: Susp Panels	5%			LIFE	**			
Plaster	40%			LIFE	**	5	\$25,800	

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

Electrical	Current Repair			Future Replacement		Maintenance		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%			2024	\$22,500	5	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Protector Rated @ 1600 Amperes</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2024	\$132,400	5	\$300	
Raceway								
Conduit	90%			2024	\$96,600	1		
Conduit	10%			2044	**	1		
Panelboards								
Molded Case Bkrs	10%			2040	**	5	\$200	
Molded Case Bkrs	90%			2023	\$65,600	5	\$1,600	
Wiring								
Braided Cloth	50%	2-4	\$83,300	2049	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	40%			2024	\$66,600	1		
Thermoplastic	10%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2022	\$141,800	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Connected To Main Water Pipe</i>							
Lighting								
Interior Lighting								
Fluorescent	5%			2029	**	10	\$3,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Court Reporter Offices</i>							
	<i>Explanation : T-8 Lamp</i>							
Fluorescent	80%			2024	\$963,000	10	\$49,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	5%			2024	\$60,200	10	\$3,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Compact Fluorescent Light Fixtures</i>							
Incandescent	10%			2019	\$120,400	2	\$200	
Egress Lighting								
Emergency, Battery	50%			2024	\$49,400	10	\$8,200	
Exit, Service	50%			2024	\$12,200	1		

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

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

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								
Interruptible Gas/Dual Fuel	100%			2034	**	1		
Conversion Equipment								
Steam Boiler	100%			2029	**	1	\$66,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%			2034	**	4	\$5,000	
Terminal Devices								
Air Handler	60%			2019	\$236,900	1	\$25,100	
Convactor/Radiator	40%			2037	**	1	\$8,700	
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	50%			2027	\$98,700	1	\$36,600	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement Mechanical Room</i>								
Interior Pkg Unit - Cooling	15%			2022	\$141,400	2	\$600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : Attic</i>								
Window/Wall Unit	10%			2019	\$15,100	1		
No Component	25%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	50%			2034	**	4	\$2,500	
No Component	50%							
Terminal Devices								
Air Handler/Cool/Ht	50%			2019	\$116,600	1	\$20,900	
No Component	50%							
Heat Rejection								
Evap Condenser	50%			2024	\$22,400	2	\$23,500	
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,700	
Exhaust Fans								
Interior	100%			2024	\$80,900	2	\$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2034	**	1		
Galv Iron/Steel	30%			2022	\$65,600	1		
Water Heater								
Gas Fired	100%	Now	\$17,000	2024	\$17,000	2	\$800	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
HW Heat Exchanger								
Low Temp	100%			2024	\$22,700	4	\$6,700	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2018	\$7,200	4	\$2,500	
Backflow Preventer								
Generic	100%			2024	\$7,100	1	\$4,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-4</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2044	**	1-5	\$34,100	

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

Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$2,227,000	\$492,600
Interior Architecture	\$1,466,900	\$1,454,600
Electrical	\$868,800	\$6,978,000
Mechanical	\$123,900	\$10,139,600
Total	\$4,686,600	\$19,064,900
Importance Code A	\$2,227,000	\$492,600
Importance Code B	\$2,264,800	\$18,525,200
Importance Code C	\$194,900	\$47,100
Total	\$4,686,600	\$19,064,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$31,800			
Interior Architecture	\$58,100	\$11,000	\$27,900	\$36,900
Electrical	\$96,900	\$99,800	\$69,200	\$77,700
Mechanical	\$72,000	\$66,800	\$86,800	\$69,600
Elevators/Escalators	\$88,800	\$88,800	\$88,800	\$88,800
Total	\$347,600	\$266,500	\$272,700	\$273,000
Importance Code A	\$33,100		\$14,800	
Importance Code B	\$272,900	\$266,500	\$252,000	\$273,000
Importance Code C	\$41,600		\$5,900	
Total	\$347,600	\$266,500	\$272,700	\$273,000



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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	
Exterior								
Exterior Walls								
Bronze/Brass	2%			LIFE	**	10	\$62,000	
Copper/Terne	3%			2047	**	10	\$13,900	
Masonry: Brick	45%			LIFE	**	5	\$178,400	
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Window Lintels In Courtyards</i>								
Masonry: Granite	40%			LIFE	**	5	\$118,900	
Masonry: Granite	10%	Now	\$232,300	LIFE	**	5	\$14,900	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse, Window Sills</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Window Sills In Courtyard And Penthouse</i>								
Windows								
Bronze/Brass	60%			2035	**	5	\$230,000	
Steel	40%	Now	\$1,269,800	2052	**	5	\$153,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Courtyards</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Courtyards</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Courtyard Windows</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Courtyard Windows</i>								
Parapets								
Copper/Terne	10%			2047	**	5	\$5,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Coping</i>								
<i>Explanation : Covered With Tar</i>								
Masonry: Brick	45%			LIFE	**	5-10	\$37,300	
Masonry: Granite	35%			LIFE	**	5-10	\$58,500	
Masonry: Granite	10%			LIFE	**	5-10	\$16,700	
Roof								
Built-Up (BUR)	80%	Now	\$330,900	2037	**			1
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 9th Floor</i>								
<i>Debris Present, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Over 9th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over 9th Floor</i>								
Single Ply Membrane	20%			2027		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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2028	**	3	\$33,000	
Cast in Place Concrete	10%			LIFE	**	5	\$192,700	
Ceramic Tile	3%			2036	**	5	\$13,200	
Mosaic Tile	2%			2032	**	5	\$22,000	
Vinyl Tile	30%			2027	\$1,113,100	3	\$66,100	
Vinyl Tile	25%	Now	\$927,600	2037	**	3	\$41,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors And Offices, 9th Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors And Offices, 9th Floor</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9 Tiles</i>								
Under Construction	25%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 2nd, 4th And 8th Floors</i>								
<i>Explanation : Under Construction</i>								
Interior Walls								
Ceramic Tile	3%			2030	**	5	\$11,800	
Glass: Single Pane	2%			LIFE	**	5	\$11,800	
Gypsum Board	20%			LIFE	**	5-10	\$133,300	
Masonry: Brick	5%			LIFE	**	10	\$5,900	
Metal Panel	8%			LIFE	**	10	\$14,100	
Marble Panels	10%			LIFE	**	10	\$15,700	
Plaster	7%	Now	\$65,500	LIFE	**	5	\$8,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 9th Floor</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 9th Floor</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 9th Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 9th Floor</i>								
Plaster	20%			LIFE	**	5-10	\$66,700	
Under Construction	25%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 2nd, 4th And 8th Floors</i>								
<i>Explanation : Under Construction</i>								

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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								
Ceilings								
AcousTile,Adhered	20%			2032	**	5	\$88,100	
AcousTileSusp.Lay-In	10%			2040	**	5	\$44,000	
Gypsum Board	5%			LIFE	**	5-10	\$75,700	
Plaster	27%			LIFE	**	5-10	\$204,400	
Plaster	8%	Now	\$45,800	LIFE	**	5	\$22,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 9th Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 9th Floor</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 9th Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 9th Floor</i>								
Plaster	5%			LIFE	**	5-10	\$37,800	
Under Construction	25%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 2nd, 4th And 8th Floors</i>								
<i>Explanation : Under Construction</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								
Air Circuit Breaker	100%			2053	**	5	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Main Services (Low Voltage Power Breakers)rated @ 4000 Amperes Each</i>								
Transformers								
Dry Type	100%			2044	**	5	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 6- 75kva, 208/120 Volts</i>								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2053	**	5	\$2,600	
Raceway								
Conduit	70%			2027		1	\$656,000	
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	60%	2-4	\$868,800	2052	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2053	**	1		
Motor Controllers								
Locally Mounted	50%			2025	\$14,600	5	\$1,700	
Locally Mounted	50%			2044	**	5	\$1,700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$14,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$153,800	
Generators								
Diesel	100%			2040	**	1	\$193,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated @ 1500kw</i>								
Batteries								
Lead/Acid	100%			2022	\$1,500	5	\$18,500	
Fuel Storage								
Day Tank								
	50%			2049	**	5	\$46,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Main Tank								
	50%			2062	**	5	\$7,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 10,000 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	5%			2027	\$141,100	10	\$22,900	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	90%			2035	**	10	\$412,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2027	\$141,100	10	\$22,900	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Staircase And Lobby</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System

No Component

70%

Generic

30%

2027

\$449,700

1

\$56,000

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

Fire/Smoke Detection

Generic, Digital

100%

2027

\$5,131,500

1-3

\$317,500

*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		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%

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
Steam

100%

2030

* *

5

\$29,700

*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

Steam Piping/Pump

95%

2027

\$3,286,400

4

\$35,100

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

Terminal Devices

Air Handler

5%

2035

* *

1

\$15,500

Convactor/Radiator

90%

2025

\$4,211,900

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		Priority	
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	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Lower Roof, For Marriage Bureau</i>							
Window/Wall Unit	95%			2022	\$967,600	1		
Distribution								
Chilled Wtr Pipe/Pump	5%			2053	**	4	\$1,200	
No Component	95%							
Terminal Devices								
Air Handler/Cool/Ht	5%			2035	**	1	\$15,500	
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Marriage Bureau</i>							
	<i>Explanation : For Marriage Bureau</i>							
No Component	95%							
Heat Rejection								
Air Condenser Unit	15%			2035	**	2	\$52,200	
	<i>Recent Installation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Roof, Air Cooled Condenser For 4th Floor</i>							
No Component	85%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Cooling Tower Abandon In Place</i>							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$441,400	
Exhaust Fans								
Roof	10%			2022	\$39,400	2	\$1,500	
No Component	15%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Basement Print Shop, Basement Electrical Equipment Rooms</i>							
	<i>Explanation : Component Accounted For Under The Cooling Section Of This Report</i>							
No Component	75%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : No Mechanical Ventilation</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2053	**	1		
Galv Iron/Steel	90%			2025	\$1,331,700	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
HW Heat Exchanger								
Low Temp	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s) Rigid Piping	100%			2027	\$11,000	4	\$2,500	
Backflow Preventer Generic	100%			2027	\$48,000	1	\$30,600	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-9</i>								
<i>Explanation : 10 Units - 2 Freight, 8 Passenger</i>								
Fire Suppression								
Standpipe Generic	100%			2037	**	1-5	\$252,100	
Sprinkler No Component Generic	90%			2037	**	1-2	\$14,000	

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

Asset Name : MANHATTAN CIVIL COURT
Address : 111 CENTRE STREET @ WHITE ST.
Borough : MANHATTAN **Agency's Number** : 312-138
Program / Asset # : DGS0004.000 / 2049 **Yr Built/Renovated** : 1960 / 2004
Area Sq Ft : 451,310 **Project Type** : REAL PROPERTY
Date of Survey : 22-May-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5,7,9,11,12,ph
Block : 169 **Lot** : 10 **BIN** : 1001833

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,116,400	\$471,800
Interior Architecture	\$3,077,900	\$3,397,800
Electrical	\$503,300	\$1,677,200
Mechanical	\$3,989,900	\$9,529,300
Total	\$8,687,400	\$15,076,200
Importance Code A	\$1,116,400	\$749,200
Importance Code B	\$7,571,000	\$12,163,500
Importance Code C		\$2,163,400
Total	\$8,687,400	\$15,076,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$13,000	\$32,400		
Interior Architecture	\$1,332,300	\$42,200		\$50,700
Electrical	\$64,000	\$67,200	\$86,900	\$54,100
Mechanical	\$267,000	\$130,800	\$257,400	\$122,400
Elevators/Escalators	\$141,100	\$141,100	\$141,100	\$141,100
Total	\$1,817,500	\$413,700	\$485,400	\$368,300
Importance Code A	\$13,000	\$33,400		
Importance Code B	\$1,804,400	\$380,400	\$485,400	\$368,300
Importance Code C				
Total	\$1,817,500	\$413,700	\$485,400	\$368,300



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	15%	Now	\$615,200	LIFE	**	5	\$51,400	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Glazed Brick</i>								
Masonry: Limestone	45%	Now	\$334,200	LIFE	**	5	\$115,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Metal/Glass Curt Wall	35%			LIFE	**	5	\$225,100	
Window Wall	5%			2044	**	5	\$64,300	
Windows								
Aluminum	95%			2032	**	5	\$79,600	
Metal Louvers	5%			2033	**	10	\$26,200	
Parapets								
Masonry: Brick	47%	Now	\$67,600	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Inside Face</i>								
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Inside Face</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Inside Face</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : Glazed Brick</i>								
Masonry: Limestone	5%	Now	\$13,000	LIFE	**	5	\$300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Panel	3%			2044	**	5	\$500	
Panel/Paver: Limestone	45%			LIFE	**	5	\$2,100	
Roof								
Modified Bitumen	100%	Now	\$99,400	2029	**			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over 12th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 12th Floor</i>								
Interior								

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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	
Interior								
Floors								
Carpet	15%			2018	\$1,281,600	3	\$202,600	
Cast in Place Concrete	5%			LIFE	**	5	\$73,900	
Ceramic Tile	5%			2027	\$648,600	5	\$33,800	
Terrazzo	25%			LIFE	**	5	\$131,900	
Vinyl Tile	50%			2019	\$2,845,700	3	\$126,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9</i>								
Interior Walls								
Ceramic Tile	5%			2027	\$1,189,300	5	\$43,500	
Marble Panels	20%			LIFE	**			
Plaster	40%			LIFE	**	5	\$104,400	
SGFT/Glazed Masonry	10%			LIFE	**			
Wood	25%			LIFE	**	5	\$869,800	
Ceilings								
AcousTileConcealSpLn	55%			2029	**	5	\$464,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 1121, 1127</i>								
Exposed Concrete	10%			LIFE	**	5	\$10,600	
Plaster	35%			LIFE	**	5	\$147,800	
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								
Fused Disc Sw	100%			2044	**	5	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Main Service Disconnect Switches Rated @ 4000 Amperes Each</i>								
Transformers								
Dry Type	100%			2037	**	5	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 5- 30 Kva 208/120 Volts</i>								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2044	**	5	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Low Voltage Power Circuit Breaker</i>								
Raceway								
Conduit	20%			2024	\$116,000	1		
Conduit	80%			2044	**	1		

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2040	**	5	\$500	
Molded Case Bkrs	95%			2040	**	5	\$11,300	
Wiring								
Braided Cloth	10%	2-4	\$89,300	2049	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Thermoplastic	90%			2044	**	1		
Motor Controllers								
Locally Mounted	5%			2037	**	5	\$200	
Motor Control Center	95%			2037	**	5	\$11,700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$6,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	**	1	\$138,900	
Generators								
Diesel	100%			2033	**	1	\$174,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1250 Kw, Rudox Genset</i>						
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$16,700	
Fuel Storage								
Day Tank								
	50%			2040	**	5	\$41,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 275 Gallon Capacity</i>						
Main Tank								
	50%			2052	**	5	\$6,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2000 Gallons Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent								
	95%			2029	**	10	\$393,200	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent								
	5%			2029	**	10	\$20,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
Egress Lighting								
Emergency, Service	40%			2029	**	1		
Emergency, Battery	10%			2029	**	10	\$10,900	
Exit, LED	50%			2052	**	1		

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

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

Lighting

Exterior Lighting

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

Alarm

Security System

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

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

Fire/Smoke Detection

No Component	30%							
Generic	70%			2029	* *	1-3	\$194,700	

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Mechanical Rooms And Offices**Explanation : Strobe Lights, Smoke Detectors, Horns And Manual Pull Stations*

Mechanical		Current Repair		Future Replacement		Maintenance		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%			2034	* *	1		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Steam From Con Edison*

Conversion Equipment

Pres. Reducing Valve/LP Steam	100%			2027	\$277,400	5	\$26,800	
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Distribution

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

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

Energy Source

Electricity	100%			2032	* *	1		
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Conversion Equipment

Centrifugal, Elec Chiller	90%			2027	\$1,085,000	1	\$439,600	
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*Other Observation, Extent : Light, Area Affected : 90%**Location : Penthouse**Explanation : R123 Refrigerant*

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

Distribution

Chilled Wtr Pipe/Pump	100%			2034	* *	4	\$33,400	
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MANHATTAN CIVIL COURT
Asset # : 2049

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Terminal Devices							
Air Handler/Cool/Ht	80%			2019	\$1,519,600	1	\$223,300
Induction Unit	20%			2024	\$497,900	1	\$29,200
Heat Rejection							
Air Condenser Unit	10%			2024	\$89,300	2	\$31,400
Water Cooling Tower	90%			2022	\$1,155,300	2	\$408,800
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>							
<i>Location : Roof</i>							
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$251,700
Exhaust Fans							
Interior	100%			2024	\$494,300	2	\$13,800
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2034	**	1	
HW Heat Exchanger							
Low Temp	100%			2034	**	4	\$66,900
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Rigid Piping	100%			2024	\$11,000	4	\$1,600
Sewage Ejector(s)							
Compressed Air	100%			2034	**	4	\$2,500
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : (6) 1-12 (4) B-12 (1) B-12 Freight</i>							
<i>Explanation : 11 Units</i>							
Fire Suppression							
Standpipe							
Generic	100%			2034	**	1-5	\$227,600
Sprinkler							
Generic	100%			2024	\$5,221,600	1-2	\$126,400
Fire Pump							
Generic	100%			2027	\$331,300	1	\$84,300

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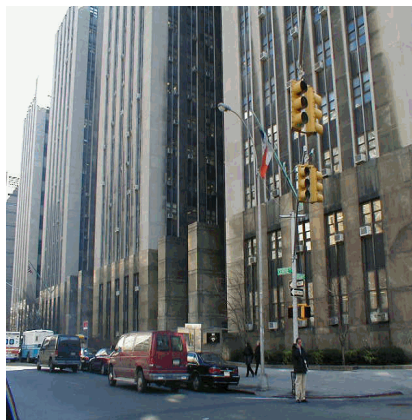
Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$7,455,500	\$1,440,100
Interior Architecture	\$551,500	\$7,118,900
Electrical	\$1,985,700	\$4,888,400
Mechanical	\$5,551,700	\$9,949,800
Total	\$15,544,400	\$23,397,200
Importance Code A	\$7,548,200	\$1,440,100
Importance Code B	\$7,735,200	\$21,132,800
Importance Code C	\$261,000	\$824,300
Total	\$15,544,400	\$23,397,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				
Interior Architecture	\$100,600	\$93,500	\$32,400	\$2,646,700
Electrical	\$158,200	\$154,300	\$158,000	\$158,100
Mechanical	\$124,900	\$265,900	\$377,100	\$266,700
Elevators/Escalators	\$390,800	\$390,800	\$390,800	\$390,800
Total	\$774,600	\$904,500	\$958,300	\$3,462,400
Importance Code A		\$95,100	\$97,200	\$95,100
Importance Code B	\$774,600	\$809,400	\$861,100	\$3,367,200
Total	\$774,600	\$904,500	\$958,300	\$3,462,400



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Limestone	70%	Now	\$6,880,400	LIFE	**	5	\$476,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation</i>								
Metal Panel	15%			2035	**	5-10	\$936,200	
Granite Panels	15%			LIFE	**	5	\$102,100	
Windows								
Aluminum	97%			2041	**	5	\$203,700	
Metal Louvers	3%			2034	**	10	\$39,400	
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$39,200	
Masonry: Limestone	15%			LIFE	**	5	\$8,700	
Roof								
Modified Bitumen	90%	Now	\$140,100	2030	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 18th And 17th Floors</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 18th And 17th Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Library</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Upper Roof - Penthouse</i>								
<i>Explanation : Gutter Supports Failing</i>								
Modified Bitumen	10%	Now	\$77,800	2035	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Prison And Records Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Prison And Records Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Prison And Records Area</i>								
Interior								
Floors								
Carpet	14%			2021	\$2,546,100	3	\$402,600	
Cast in Place Concrete	10%			LIFE	**	5	\$314,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	3%			2034	**	5	\$43,100	
Marble Panels	5%			LIFE	**	5	\$53,900	
Quarry Tile	3%			2030	**	5	\$64,700	
Terrazzo	25%			LIFE	**	5	\$280,800	
Vinyl Tile	40%			2025	\$4,845,600	3	\$215,700	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
<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	\$261,000	LIFE	**	5	\$197,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs E And F At Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs E And F At Penthouse</i>								
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	10%			LIFE	**	5	\$583,600	
Ceilings								
AcousTile,Adhered	25%			2030	**	5	\$359,400	
AcousTileSusp.Lay-In	5%			2038	**	5	\$71,900	
Exposed Concrete	5%			LIFE	**	5	\$11,200	
Plaster	2%	Now	\$74,800	LIFE	**	5	\$18,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stairs E And F At Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs E And F At Penthouse</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- Main Service Switches Rated @ 4000 Amperes Each</i>								
Switchgear / Switchboard								
Fused Disc Sw	20%			2045	**	5	\$800	
Molded Case Bkrs	80%			2045	**	5	\$20,200	
Raceway								
Conduit	70%			2025	\$676,600	1		
Conduit	30%			2045	**	1		
Panelboards								
Fused Disc Sw	5%			2041	**	5	\$1,100	
Fused Disc Sw	10%			2024	\$88,900	5	\$2,200	
Molded Case Bkrs	20%			2024	\$243,700	5	\$5,100	
Molded Case Bkrs	65%			2041	**	5	\$16,400	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	10%	2-4	\$162,400	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	70%			2045	**	1		
Thermoplastic	20%			2025	\$297,800	1		
Motor Controllers								
Locally Mounted	35%			2030	**	5	\$2,300	
Locally Mounted	55%			2038	**	5	\$3,600	
Motor Control Center	10%			2030	**	5	\$2,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$14,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$295,500	
Generators								
Diesel	100%			2034	**	1	\$372,000	
<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	**	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	\$23,300	10	\$300	
Incandescent	1%			2025	\$156,500	2	\$200	
Egress Lighting								
Emergency, Service	45%			2030	**	1		
Emergency, Battery	5%			2030	**	10	\$11,600	
Exit, LED	50%			2053	**	1		
Exterior Lighting								
HID	70%			2025	\$2,516,500	10	\$2,100	
Incandescent	30%			2020	\$915,300	2	\$400	

Alarm

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$864,000	1	\$107,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
<hr/>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$609,900	
<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>								
<hr/>								
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								
Interruptible Gas/Dual Fuel	100%			2035	**	1		
<hr/>								
Conversion Equipment								
Steam Boiler	100%	Now	\$92,700	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>								
<hr/>								
Distribution								
Steam Piping/Pump	100%	0-2	\$332,300	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>								
<hr/>								
Terminal Devices								
Air Handler	25%	2-4	\$1,283,100	2035	**	1	\$133,700	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
<hr/>								
Convactor/Radiator	75%	Now	\$134,900	2023	\$6,743,300	1	\$209,400	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<hr/>								
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 System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	35%			2034	**	1	\$363,800	
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 35%</i>							
	<i>Location : Basement</i>							
Exterior Pkg Unit - Cooling	5%			2030	**	2	\$2,900	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>							
	<i>Location : 18th Floor Roof</i>							
Window/Wall Unit	50%			2020	\$978,400	1		
No Component	10%							
Distribution								
Chilled Wtr Pipe/Pump	35%	Now	\$73,300	2035	**	4	\$16,600	
	<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Zone Valves, Various Locations</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Sub-basement Pump Room</i>							
	<i>Explanation : Chilled Water Booster Corroded And Leaking</i>							
No Component	65%							
Terminal Devices								
Air Handler/Cool/Ht	35%	2-4	\$1,273,600	2035	**	1	\$187,100	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Fan Room</i>							
No Component	65%							
Heat Rejection								
No Component	65%							
Under Construction	35%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : Replacement Of Water Cooling Tower</i>							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$164,300	LIFE	**	2-5	\$535,700	
	<i>Damaged, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Air Intake, 18th Floor Roof</i>							
Exhaust Fans								
Interior	100%	2-4	\$1,052,200	2035	**	2	\$23,500	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2025	\$2,842,900	1		
HW Heat Exchanger								
Low Temp	100%	Now	\$29,500	2035	**	4	\$95,000	
	<i>Corroded, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement</i>							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%	Now	\$41,400	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sub-basement And Basement</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Rigid Piping	100%			2030	**	4	\$2,500	
Sewage Ejector(s) Electric	100%			2025	\$11,000	4	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 3 Duplex Units</i>								
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (19) 1-17 (1) B-17 (2) B-16</i>								
<i>Explanation : 22 Units</i>								
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	\$25,900	1-3	\$50,600	

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$892,900	\$801,000
Interior Architecture	\$3,496,600	\$1,105,000
Electrical	\$1,302,700	\$12,224,200
Mechanical	\$300,500	\$6,198,200
Total	\$5,992,700	\$20,328,500
Importance Code A	\$892,900	\$882,800
Importance Code B	\$4,664,700	\$19,363,900
Importance Code C	\$435,000	\$81,800
Total	\$5,992,700	\$20,328,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$32,700			\$16,200
Interior Architecture	\$48,700	\$11,400		\$46,300
Electrical	\$90,600	\$90,700	\$74,400	\$78,200
Mechanical	\$244,200	\$175,300	\$265,500	\$160,000
Elevators/Escalators	\$118,400	\$118,400	\$118,400	\$118,400
Total	\$534,800	\$395,800	\$458,400	\$419,200
Importance Code A	\$32,700	\$14,600	\$1,200	\$16,200
Importance Code B	\$502,000	\$369,900	\$457,200	\$403,000
Importance Code C		\$11,400		
Total	\$534,800	\$395,800	\$458,400	\$419,200



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
MANHATTAN FAMILY COURT
Asset # : 2048

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$238,100	LIFE	**	5	\$213,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Foundation At B Level, Garage, Judges Exit</i>								
Metal Panel	27%			2051	**	5-10	\$790,600	
Metal Coiling Doors	3%			2038	**	5	\$39,900	
Granite Panels	50%			LIFE	**	5	\$159,700	
Window Wall	10%			2051	**	5	\$159,700	
Windows								
Aluminum	95%			2047	**	5	\$38,800	
Metal Louvers	5%			2038	**	10	\$12,800	
Parapets								
Metal Panel	80%			2051	**	5	\$32,400	
Metal Rail	20%			2042	**	5-10	\$37,800	
Roof								
Modified Bitumen	100%			2033	**	10	\$132,900	
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$67,000	LIFE	**	5	\$71,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Loading Dock</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Loading Dock</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Loading Dock</i>								
<i>Explanation : Floor Slab Is Pitced In The Wrong Direction.</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$142,200	
Ceramic Tile	3%	Now	\$374,400	2040	**	5	\$9,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Hall Near Exit Az In Basement Level</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Hall Near Exit Az In Basement Level</i>								
Ceramic Tile	10%			2038	**	5	\$65,000	
Panel/Paver: Cer/Brk	10%			2041	**	5	\$146,200	
Terrazzo	5%			LIFE	**	5	\$25,400	
Vinyl Tile	37%	0-2	\$2,026,100	2035	**	3	\$90,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Floors A And B</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Offices And Waiting Areas Throughout</i>								
Vinyl Tile	20%			2033	**	3	\$65,000	

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.

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

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

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
MANHATTAN FAMILY COURT
Asset # : 2048

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	70%			2025	\$81,700	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Switches Rated @ 3000 Amperes Each</i>								
Fused Disc Sw	30%			2045	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 3000 Amperers</i>								
Transformers								
Dry Type	100%			2030	**	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 30 Kva, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2045	**	5	\$600	
Molded Case Bkrs	70%			2025	\$339,000	5	\$9,000	
Raceway								
Conduit	60%			2035	**	1		
Conduit	20%			2045	**	1		
Conduit	20%			2025	\$116,000	1		
Panelboards								
Fused Disc Sw	15%			2024	\$80,000	5	\$1,700	
Molded Case Bkrs	55%			2033	**	5	\$7,100	
Molded Case Bkrs	30%			2041	**	5	\$3,900	
Wiring								
Thermoplastic	55%			2035	**	1		
Thermoplastic	25%			2045	**	1		
Thermoplastic	20%			2025	\$178,700	1		
Motor Controllers								
Locally Mounted	20%			2038	**	5	\$700	
Motor Control Center	70%			2023	\$737,300	5	\$9,400	
Motor Control Center	10%			2038	**	5	\$1,300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$7,200	
Stand-by Power								
Transfer Switches								
Automatic	50%			2038	**	1	\$75,500	
Automatic	50%			2023	\$78,000	1	\$75,500	
Generators								
Diesel	100%			2021	\$1,212,000	1	\$190,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated @ 250 Kw</i>								
Batteries								
Nickel Cadmium	100%			2018	\$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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2024	\$17,700	5	\$45,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Main Tank	50%			2028	**	5	\$7,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 400 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	2%			2025	\$160,000	10	\$9,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	96%			2025	\$7,678,500	10	\$432,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2030	**	10	\$300	
Egress Lighting								
Emergency, Service	15%			2020	\$35,900	1		
Emergency, Service	30%			2030	**	1		
Emergency, Battery	5%			2025	\$32,800	10	\$5,900	
Exit, LED	50%			2053	**	1		
Exterior Lighting								
HID	100%			2025	\$1,837,500	10	\$1,500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$441,600	1	\$55,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2030	**	1-3	\$311,700	
<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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

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

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%			2035	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Steam From Con Edison</i>							
<hr/>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2034	**	5	\$29,200	
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Sub-basement</i>							
	<i>Explanation : 2 Heat Exchangers</i>							
<hr/>								
Distribution								
Hot Wtr Piping/Pump	40%	0-2	\$195,500	2033	**	4	\$9,700	
	<i>Corroded, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : Basement</i>							
Steam Piping/Pump	60%	Now	\$40,800	2035	**	4	\$14,500	
	<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Condensate Return Pump</i>							
<hr/>								
Terminal Devices								
Air Handler	70%			2025	\$1,836,300	1	\$212,500	
Convactor/Radiator	30%			2030	**	1	\$47,600	
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
<hr/>								
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2028	**	1	\$504,800	
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 95%</i>							
	<i>Location : 3 Units, Sub-basement</i>							
Split Unit	5%			2025	\$112,300			
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Roof</i>							
<hr/>								
Distribution								
Chilled Wtr Pipe/Pump	95%			2035	**	4	\$34,500	
No Component	5%							
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	95%			2025	\$1,963,300	1	\$288,400	
Fan Coil - Cooling	5%			2025	\$187,300	1	\$7,900	
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Heat Rejection								
Air Condenser Unit	5%			2025	\$48,600	2	\$17,100	
Water Cooling Tower	95%			2026	\$1,326,700	2	\$469,400	
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$273,800	
Exhaust Fans								
Interior	100%			2025	\$537,800	2	\$15,000	
<hr/>								
Plumbing								

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
H/C Water Piping Brass/Copper	100%			2045	**	1	
HW Heat Exchanger Low Temp	100%	0-2	\$7,500	2035	**	4	\$48,600
		<i>Corroded, Extent : Moderate, Area Affected : 10%</i>					
		<i>Location : Coil Connections</i>					
Sanitary Piping Cast Iron	100%			LIFE	**	1	
Storm Drain Piping Cast Iron	100%			LIFE	**	1	
Sump Pump(s) Rigid Piping	100%			2025	\$11,000	4	\$1,600
Sewage Ejector(s) Electric	100%			2025	\$11,000	4	\$1,600
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	90%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
		<i>Location : (7) B-11 (1) 1-11 (1) 1-7</i>					
		<i>Explanation : 9 Units</i>					
Hydraulic	10%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
		<i>Location : 1-2</i>					
		<i>Explanation : 1 Unit</i>					
Fire Suppression							
Standpipe							
Generic	100%			2045	**	1-5	\$256,700
Sprinkler							
Generic	100%			2045	**	1-2	\$137,500
Fire Pump							
Generic	100%			2028	**	1	\$91,700

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$5,095,500	\$2,122,200
Interior Architecture	\$962,200	\$4,132,300
Electrical	\$663,000	\$1,310,400
Mechanical	\$4,932,600	\$6,837,800
Total	\$11,653,200	\$14,402,800
Importance Code A	\$5,095,500	\$2,122,200
Importance Code B	\$6,175,300	\$11,742,300
Importance Code C	\$382,500	\$538,200
Total	\$11,653,200	\$14,402,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$6,400	\$10,400		\$700
Interior Architecture		\$1,850,400	\$50,600	
Electrical	\$48,200	\$64,300	\$50,100	\$53,400
Mechanical	\$238,900	\$131,300	\$286,900	\$139,800
Elevators/Escalators	\$82,900	\$82,900	\$82,900	\$82,900
Total	\$376,300	\$2,139,300	\$470,400	\$276,900
Importance Code A	\$6,400	\$27,500		\$2,000
Importance Code B	\$369,900	\$2,111,900	\$470,400	\$274,900
Total	\$376,300	\$2,139,300	\$470,400	\$276,900



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$127,300	
Masonry: Brick	30%	Now	\$399,500	LIFE	**	5	\$244,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Courtyard</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Foundation Wall</i>								
Masonry: Granite	65%	4+	\$1,384,300	LIFE	**	5	\$397,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper Floors, Pediment</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Pediment, Cornice, Throughout</i>								
Metal Panel	3%			2036	**	5-10	\$168,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Intermittent Panels Between Windows - Street Facades</i>								
<i>Explanation : Lead Panels</i>								
Windows								
Bronze/Brass	25%	4+	\$433,900	2034	**	5	\$143,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Entrance</i>								
Metal Louvers	5%			2035	**	10	\$57,400	
Steel	70%	4+	\$363,500	2034	**	5	\$803,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th Floor Corridor</i>								
Parapets								
Masonry: Brick	35%	Now	\$41,400	LIFE	**	5	\$6,600	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side Of Lower Parapets</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	53%	Now	\$186,700	LIFE	**	5	\$12,600	
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Coping</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Coping</i>								
Metal Panel	2%			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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Cast in Place Concrete	5%	Now	\$6,400	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Areaways</i>								
Copper/Terne	30%	Now	\$47,300	2041	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rotunda</i>								
Copper/Terne	5%			2054	**	10	\$21,300	
Modified Bitumen	45%	Now	\$484,200	2036	**			1
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 6th Floor- Rooms 615, 624, 626, 629, 5th Floor Library</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 6th Floor Roof</i>								
<i>Explanation : Water Penetration At Bracing Anchors For Parapet Walls</i>								
Skylight, Metal/Glass	5%	Now	\$627,800	2036	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 6th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	10%	Now	\$1,081,200	LIFE	**	5	\$227,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Steel Supports For Glazing</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Area Above Portico</i>								
Interior								
Floors								
Carpet	15%			2019	\$1,785,800	3	\$193,700	
Cast in Place Concrete	10%			LIFE	**	5	\$188,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement</i>								
Ceramic Tile	3%			2035	**	5	\$25,800	
Cork Tile	10%			2036	**	5	\$75,300	
Marble Panels	13%			LIFE	**	5	\$83,900	
Terrazzo	14%	4+	\$121,400	LIFE	**	5	\$94,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Vinyl Tile	35%			2026	\$2,775,700	3	\$113,000	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement And Sub-basement</i>								
Masonry: Brick	5%			LIFE	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement And Sub-basement</i>								
Marble Panels	10%			LIFE	**			
Plaster	65%	Now	\$382,500	LIFE	**	5	\$132,000	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors, Stairs, Various Offices And Lobbies</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors, Stairs, Various Offices And Lobbies</i>								
Wood	15%			LIFE	**	5	\$406,200	
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$13,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement And Sub-basement</i>								
Masonry: Infill Arch	3%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : Underside Of Portico</i>								
Masonry: Marble	10%			LIFE	**	1		
Plaster	15%	Now	\$41,100	LIFE	**	5	\$80,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rotunda Mural - At Colonialism</i>								
Plaster	62%	Now	\$379,500	LIFE	**	5	\$333,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridors Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Corridors, Waiting Areas, File Room, 6th Floor - Rooms 615, 624, 626, 629, 5th Floor Library</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2036	**	5	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Rated @ 4000 Amps</i>								
Fused Disc Sw	30%			2046	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Rated @ 4000 Amps</i>								

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	70%			2036	**	5	\$1,700	
Fused Disc Sw	30%			2046	**	5	\$700	
Raceway								
Conduit	30%			2046	**	1		
Conduit	70%			2036	**	1		
Panelboards								
Fused Disc Sw	5%			2042	**	5	\$700	
Molded Case Bkrs	30%			2042	**	5	\$4,500	
Molded Case Bkrs	40%			2034	**	5	\$6,100	
Molded Case Bkrs	25%			2025	\$145,700	5	\$3,800	
Wiring								
Braided Cloth	10%	2-4	\$97,700	2051	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Some Areas</i>						
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	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Main Water Pipe</i>						
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$177,000	
Generators								
Diesel	100%			2035	**	1	\$222,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Onan Genset Rated @ 600 Kw</i>						
Batteries								
Nickel Cadmium	100%			2019	\$1,600	5	\$128,200	
Fuel Storage								
Main Tank	100%			2054	**	5	\$16,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 500 Gallons</i>						
Lighting								

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

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								
Interior Lighting Fluorescent	95%			2031	* *	10	\$501,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 And Compact Lamps</i>								
Incandescent	5%			2026	\$512,200	2	\$600	
Egress Lighting								
Exit, LED	100%			2066	* *	1		
Exterior Lighting								
HID	25%			2026	\$588,400	10	\$400	
No Component	75%							
Alarm								
Fire/Smoke Detection								
No Component	75%							
Generic, Digital	25%			2034	* *	1-3	\$88,600	
Mechanical								
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		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Steam From Con Ed</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2029	* *	5	\$34,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Heating Exchangers For Hot Water Heating Devices</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$435,100	2036	* *	4	\$28,400	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Piping And Vacuum Condensate Pumps, Basement</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Connection Seal, Sub-basement Steam Room</i>								
Terminal Devices								
Air Handler	60%			2021	\$2,016,000	1	\$213,400	
Convactor/Radiator	30%			2024	\$1,765,800	1	\$55,700	
No Component	10%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Mechanical Rooms - Penthouse</i>								
<i>Explanation : Covered Under A C Section</i>								
Air Conditioning								

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	70%			2022	\$1,175,900	1	\$435,800	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Basement</i>								
<i>Explanation : Refrigerant R-11</i>								
Exterior Pkg Unit - Cooling	5%			2026	\$143,800	2	\$1,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	10%			2021	\$128,100	1		
No Component	15%							
Distribution								
Chilled Wtr Pipe/Pump	70%			2036	* *	4	\$19,800	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	70%			2021	\$1,574,900	1	\$249,000	
No Component	30%							
Heat Rejection								
Water Cooling Tower	70%			2024	\$1,064,300	2	\$405,200	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$320,800	
Exhaust Fans								
Interior	85%			2021	\$585,500	2	\$15,000	
Roof	15%			2021	\$74,300	2	\$2,600	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2036	* *	1		
Galv Iron/Steel	10%	Now	\$18,600	2024	\$186,100	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement And Sub-basement</i>								
HW Heat Exchanger								
Low Temp	100%			2036	* *	4	\$56,900	
Sanitary Piping								
Cast Iron	100%	Now	\$27,100	LIFE	* *	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$43,500	LIFE	* *	1		
<i>Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Sub-basement</i>								
<i>Damaged, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement And Sub-basement</i>								

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Sump Pump(s)							
Rigid Piping	100%			2021	\$12,000	4	\$1,600
Sewage Ejector(s)							
Electric	100%			2021	\$12,000	4	\$1,600
Backflow Preventer							
Generic	100%			2026	\$60,400	1	\$35,200
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : (10) B, 1-4, (1) B-7 (1) M-6</i>				
			<i>Explanation : 12 Units</i>				
Fire Suppression							
Standpipe							
Generic	100%			2026	\$2,223,800	1-5	\$290,000
Sprinkler							
No Component	90%						
Generic	10%			2036	**	1-2	\$16,100

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$11,149,000	\$1,706,600
Interior Architecture	\$4,694,200	\$4,981,500
Electrical	\$390,700	\$2,950,600
Mechanical	\$1,950,900	\$9,300,100
Total	\$18,184,700	\$18,938,800
Importance Code A	\$11,207,600	\$1,706,600
Importance Code B	\$3,791,200	\$16,207,500
Importance Code C	\$3,185,900	\$1,024,800
Total	\$18,184,700	\$18,938,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$22,800			
Interior Architecture	\$24,600	\$20,800	\$26,000	\$46,700
Electrical	\$64,700	\$72,500	\$50,900	\$48,700
Mechanical	\$181,100	\$136,800	\$222,400	\$138,100
Elevators/Escalators	\$177,600	\$177,600	\$177,600	\$177,600
Total	\$470,800	\$407,700	\$476,900	\$411,100
Importance Code A	\$24,200	\$55,000	\$55,000	\$55,000
Importance Code B	\$422,000	\$352,700	\$421,900	\$356,100
Importance Code C	\$24,600			
Total	\$470,800	\$407,700	\$476,900	\$411,100



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	3%			2047	**	10	\$51,300	
Masonry: Brick	30%	Now	\$1,430,200	LIFE	**	5	\$218,800	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	10%	Now	\$2,803,000	LIFE	**	5	\$54,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	55%	Now	\$4,747,400	LIFE	**	5	\$300,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
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	\$286,300	2052	**	5	\$31,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Chiller Room</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Chiller Room</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Chiller Room</i>								
Parapets								
Masonry: Brick	40%	Now	\$687,800	LIFE	**	5	\$36,700	
<i>Parge/Tar Separating, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Interior Face</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Face</i>								
Masonry: Granite	10%			LIFE	**	5-10	\$126,500	
Masonry: Limestone	45%			LIFE	**	5-10	\$502,900	
Metal Panel	5%			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		Priority
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	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : East Side</i>							
	<i>Explanation : This Is A Green Roof Designed To Absorb Runoff</i>							
Modified Bitumen	65%	Now	\$83,400	2027	\$834,400			
	<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Over 8th Floor</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Plaza Roof: Stone Panels	20%	Now	\$386,800	2037	**			
	<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Over Chiller Room</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Over Chiller Room</i>							
	<i>Explanation : Drains Inad/misposin</i>							
Interior								
Floors								
Carpet	5%			2026	\$574,200	3	\$62,300	
Cast in Place Concrete	5%			LIFE	**	5	\$181,700	
Marble Panels	15%			LIFE	**	5	\$186,900	
Terrazzo	25%			LIFE	**	5	\$324,400	
Vinyl Tile	40%	Now	\$153,000	2027	\$3,060,000	3	\$124,600	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	5%			2035	**	3	\$15,600	
Vinyl Tile 9" X 9"	5%	Now	\$495,500	2037	**	3	\$15,600	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Interior Walls								
Cast in Place Concrete	5%	Now	\$1,685,600	LIFE	**			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Gypsum Board	20%			LIFE	**	5-10	\$557,500	
Masonry: Brick	5%			LIFE	**	10	\$24,600	
Metal Panel	5%			LIFE	**	10	\$36,900	
Marble Panels	20%			LIFE	**	10	\$131,200	
Plaster	35%			LIFE	**	5-10	\$487,800	
Wood	10%			LIFE	**	5	\$1,311,700	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MARIO MEROLA BUILDING BRONX COUNTY COURTHOUSE

Asset # : 2057

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	**	5-10	\$51,900	
Plaster	5%	Now	\$59,000	LIFE	**	5	\$26,000	
<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>								
Plaster	45%			LIFE	**	5-10	\$642,400	
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	\$2,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 4000 Amps Main Service & Nine 2000 Amps Sub-service Disconnect Switch</i>								
Transformers								
Dry Type	60%			2044	**	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 200 Kva 480/277 Pri - 208/120 Sec</i>								
Dry Type	40%			2025		5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room - Penthouse</i>								
<i>Explanation : Two 63 Kva 480/277v - 208/120v</i>								
Switchgear / Switchboard								
Air Circuit Breaker	10%			2027		5	\$300	
Air Circuit Breaker	70%			2053	**	5	\$2,000	
Fused Disc Sw	10%			2027		5	\$200	
Molded Case Bkrs	10%			2027		5	\$1,500	
Raceway								
Conduit	80%			2027		1		
Conduit	20%			2053	**	1		
Panelboards								
Fused Disc Sw	8%			2026		5	\$1,000	
Fused Disc Sw	2%			2049	**	5	\$300	
Molded Case Bkrs	60%			2026		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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	40%	2-4	\$390,700	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2027	\$293,000	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	\$8,200	
Generic	50%			LIFE	**	5	\$8,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$170,900	
Generators								
Diesel	100%			2040	**	1	\$215,200	
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$20,600	
Fuel Storage								
Day Tank	50%			2049	**	5	\$51,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Roof</i>								
<i>Explanation : One 275 Gallons</i>								
Main Tank	50%			2055	**	5	\$8,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 20000 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	85%			2032	**	10	\$433,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2032	**	10	\$25,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Ground Floor, Hallways</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
HID	50%			2027	\$1,136,600	10	\$900	
HID	50%			2035	**	10	\$900	
Alarm								
Security System								
No Component	90%							
Generic	10%			2032	**	1	\$20,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Ground Floor And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$34,200	
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								
Fuel Oil No 2	100%			2047	**	5	\$172,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Oil Tank Each 20,000 Gallons</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$58,600	2032	**	1	\$495,200	
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : #3 Boiler Tubes</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Steam Piping/Pump	100%			2037	**	4	\$27,400	
Terminal Devices								
Convactor/Radiator	95%			2025	\$5,400,900	1	\$170,500	
Unit Heater-Stm/HW	5%			2027	\$194,400	4	\$3,800	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	50%			2030	**	1	\$300,600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>								
<i>Location : Ground Floor A C Room</i>								
Interior Pkg Unit - Cooling	5%			2021	\$387,600	2	\$1,700	
Window/Wall Unit	5%			2022	\$61,900	1		
No Component	40%							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MARIO MEROLA BUILDING BRONX COUNTY COURTHOUSE

Asset # : 2057

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	50%	Now	\$882,500	2057	**	4	\$13,700	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Various Locations</i>								
No Component	50%							
Terminal Devices								
Fan Coil - Cooling	50%	Now	\$27,800	2027	\$1,390,400	1	\$80,700	
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Hose Of Condensate Drip Pan Clogged, Causing Water Leaks</i>								
No Component	50%							
Heat Rejection								
Water Cooling Tower	50%	Now	\$51,800	2021	\$518,300	2	\$223,700	
<i>Damaged, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Inside The Unit On Roof</i>								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$103,900	LIFE	**	2-5	\$309,800	
<i>Leak Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Dampers, Throughout</i>								
Exhaust Fans								
Interior	60%			2027	\$399,200	2	\$10,200	
Roof	25%			2035	**	2	\$4,300	
<i>Recent Installation, Extent : Light, Area Affected : 25%</i>								
<i>Location : 4 Units On Roof</i>								
No Component	15%							
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2037	**	1		
Galv Iron/Steel	70%	Now	\$25,200	2025	\$1,258,300	1		
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main Valve, Basement</i>								
Water Heater								
Gas Fired	100%			2022	\$140,000	2	\$8,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$16,800	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Ceiling Of Refrigeration Room, Ground Floor</i>								
Sump Pump(s)								
Rigid Piping	100%			2027	\$12,000	4	\$2,500	

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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								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (8) B-9, (11) 1-8, (1) 1, 4m, 6m</i>						
		<i>Explanation : 20 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2037		* *	1-5	\$280,100

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$99,400	\$112,500
Interior Architecture		\$45,200
Electrical		\$12,800
Total	\$99,400	\$170,500
Importance Code A	\$99,400	\$112,500
Importance Code B		\$58,000
Total	\$99,400	\$170,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$54,500	\$2,200		\$7,300
Interior Architecture	\$74,400	\$1,500	\$3,300	\$2,100
Electrical	\$2,100	\$900	\$400	\$400
Mechanical	\$20,200	\$11,400	\$9,100	\$12,700
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$157,200	\$21,900	\$18,700	\$28,400
Importance Code A	\$56,400	\$4,000	\$1,800	\$9,100
Importance Code B	\$57,200	\$17,900	\$17,000	\$19,300
Importance Code C	\$43,600			
Total	\$157,200	\$21,900	\$18,700	\$28,400



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

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$92,500	
Masonry: Brick	50%			LIFE	**	5	\$39,500	
Masonry: Granite	10%			LIFE	**	5	\$5,900	
Metal Panel	5%			2053	**	5-10	\$13,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$12,800	
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	\$53,100	2035	**	5	\$4,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout - Front Facade</i>								
<i>Explanation : Painted</i>								
Steel	25%			2026		5	\$66,200	\$14,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairs/ Lot Line Windows</i>								
<i>Explanation : Slated For Full Repair Or Replacement Within Course Of Construction</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$2,400	
Cast Stone/Terra Cotta	15%			LIFE	**	5-10	\$7,100	
Copper/Terne	10%			2062	**	5	\$800	
Masonry: Brick	30%			LIFE	**	5-10	\$3,400	
Masonry: Brick	25%			LIFE	**	5-10	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : North And East Walls</i>								
<i>Explanation : Stucco Finish</i>								
Metal Rail	10%			2044	**	5-10	\$3,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,100	
Roof								
Cast in Place Concrete	10%			LIFE	**	10	\$1,500	
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	15%			2023	\$40,700	3	\$5,900	
Cast in Place Concrete	5%			LIFE	**	5	\$4,300	
Ceramic Tile	5%			2030	**	5	\$1,000	
Marble Panels	5%	Now	\$19,300	LIFE	**	5	\$700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Stair</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Stair</i>								
Quarry Tile	10%			2032	**	5	\$2,900	
Vinyl Tile	25%			2027	\$45,200	3	\$2,500	
Vinyl Tile	15%			2035	**	3	\$1,100	
Under Construction	20%							
Interior Walls								
Ceramic Tile	10%	0-2	\$22,100	2030	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Stair</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$1,500	
Gypsum Board	20%			LIFE	**	5-10	\$12,600	
Masonry: Brick	10%			LIFE	**	10	\$1,100	
Plaster	10%	Now	\$6,400	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Main Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Stair</i>								
Plaster	25%			LIFE	**	5-10	\$7,900	
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	**	10	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Main Stair</i>								
<i>Explanation : Decorative Infill Panels At Skylight</i>								
Masonry:Vault Struct	10%			LIFE	**	10	\$1,000	
Plaster	28%			LIFE	**	5-10	\$9,400	
Under Construction	20%							

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
MIDTOWN COMMUNITY COURT
Asset # : 13880

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Disconnect Switch Rated @ 2000 Amperes.</i>						
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	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	96%			2035	**	10	\$31,700	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	2%			2035	**	10	\$700	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
Fluorescent	2%			2022		10	\$700	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Theatre</i>						
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$4,300	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
Fluorescent	5%			2035	**	10	\$200	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Front</i>						
HID	10%			2035	**	10		
No Component	85%							
Alarm								

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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-Stm/HW

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		Priority
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	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 New Unit. R-410a.</i>								
Ext Pkg Unit - Heating/Cooling	20%			2035	* *	2	\$400	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Roof Top Package Units. R-410a. There Are Many Window A/c Units Installed In The Building As Reserve.</i>								
Split Unit	10%			2032	* *			
<i>R-134a Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : 3 Units. Outside Wall</i>								
Distribution								
Chilled Wtr Pipe/Pump	70%			2053	* *	4	\$1,200	
No Component	30%							
Terminal Devices								
Fan Coil - Cooling	10%			2032	* *	1	\$1,200	
Fan Coil - Cool/Heat	70%			2035	* *	1	\$8,100	
No Component	20%							
Heat Rejection								
Air Condenser Unit	70%			2035	* *	2	\$17,600	
Evap Condenser	10%			2032	* *	2	\$2,500	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$12,700	
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	\$2,300	2047	* *	1		
<i>Not Insulated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Water Heater								
Gas Fired	100%			2025	\$9,100	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		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sump Pump(s) Rigid Piping	100%	Now	\$1,200	2027	\$12,000	4	\$1,600	
<i>Not in Service, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (1) B-6 (1) G-6</i>								
<i>Explanation : 2 Units. 1 Of Them Is Under Replacement.</i>								
<hr/>								
Fire Suppression								
Standpipe								
Generic	100%			2053	**	1-5	\$18,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairways</i>								
<hr/>								
Sprinkler								
Generic	100%			2053	**	1-2	\$10,100	
<hr/>								
Fire Pump								
Generic	100%			2036	**	1	\$6,700	
<hr/>								

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$3,694,500	\$11,110,300
Interior Architecture	\$6,100,800	\$3,006,200
Electrical	\$656,000	\$3,871,200
Mechanical	\$2,382,200	\$14,164,200
Total	\$12,833,500	\$32,152,000
Importance Code A	\$3,694,500	\$11,110,300
Importance Code B	\$7,724,500	\$20,757,900
Importance Code C	\$1,414,500	\$283,800
Total	\$12,833,500	\$32,152,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$34,200			
Interior Architecture	\$247,300	\$59,000	\$246,700	\$165,800
Electrical	\$152,500	\$127,000	\$157,300	\$134,200
Mechanical	\$178,800	\$237,600	\$210,600	\$297,700
Elevators/Escalators	\$1,101,500	\$1,101,500	\$1,101,500	\$1,101,500
Total	\$1,714,300	\$1,525,000	\$1,716,000	\$1,699,200
Importance Code A	\$34,200		\$27,600	
Importance Code B	\$1,620,800	\$1,525,000	\$1,674,000	\$1,699,200
Importance Code C	\$59,400		\$14,500	
Total	\$1,714,300	\$1,525,000	\$1,716,000	\$1,699,200



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Bronze/Brass	1%			LIFE	**	10	\$145,900	
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$291,900	
Ceramic Tile	1%			2037	**	10	\$8,800	
Masonry: Granite	96%	4+	\$2,343,800	LIFE	**	5	\$672,500	
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Floors 26 - 36</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade @ Window Lintels. Floors 2, 3, 6 And Breezeway</i>								
<i>Explanation : Staining/Discoloring</i>								
<hr/>								
Windows								
Aluminum	95%	0-2	\$483,100	2026	\$9,662,100	5	\$106,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
Bronze/Brass	5%			2035	**	5	\$70,000	
<hr/>								
Parapets								
Masonry: Brick Cavity	35%			LIFE	**	5-10	\$99,600	
Masonry: Granite	40%			LIFE	**	5-10	\$229,800	
Masonry: Granite	25%	Now	\$193,600	LIFE	**	5	\$13,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping Stones</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Though Not As Decorative -still Premium Material - Thick Slabs</i>								
<hr/>								
Roof								
Metal Panel	15%			2032	**	10	\$29,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 26th Floor</i>								
<i>Explanation : Painted Surface</i>								
Modified Bitumen	25%	Now	\$34,200	2022	\$171,100			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 24th Floor @ Perimeter Trench</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 24th Floor</i>								
Modified Bitumen	40%			2027	\$273,800	10	\$43,400	
Panel/Paver: Cer/Brk	20%	Now	\$53,200	2037	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Chiller Room In Sub-basement - From Con Edison Vault</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Efflorescence - East And West Plazas At Grade</i>								
<hr/>								
Interior								

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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	**	3	\$110,600	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 8th And 18th Floors</i>							
Carpet	25%			2026	\$5,096,400	3	\$552,800	
Carpet	20%			2023	\$4,077,100	3	\$589,700	
Cast in Place Concrete	3%			LIFE	**	5	\$193,500	
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	\$2,149,800	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	\$44,200	
Vinyl Tile	10%			2022	\$1,357,900	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	3%	Now	\$396,900	LIFE		**		
			<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Pump Room</i>					
			<i>Spalling, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Water Main Room</i>					
			<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Sub-basement @ Generator Room</i>					
Ceramic Tile	3%			2040	**	5	\$29,000	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 25%</i>					
			<i>Location : 8th And 18th Floors</i>					
Concrete Masonry Unit	5%			LIFE	**	5	\$38,600	
Glass: Single Pane	3%			LIFE	**	5	\$43,400	
Gypsum Board	29%			LIFE	**	5-10	\$475,800	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 8th And 18th Floors</i>					
Masonry: Brick	5%			LIFE	**	10	\$14,500	
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Electrical Room</i>					
Metal: Cage/Fence	2%			LIFE	**	10	\$3,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Elevator Lobbies</i>					
			<i>Explanation : Decorative Metal Grilles</i>					
Marble Panels	10%			LIFE	**	10	\$38,600	
Plaster	40%	Now	\$671,200	LIFE	**	5	\$115,800	
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : 35th Floor Corridor</i>					
			<i>Deteriorated Finish, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Stair To 26, 35th Floors</i>					
			<i>Paint Peeling, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Stair To 26, 35th Floors</i>					
			<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : 35th Floor</i>					

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	\$462,500	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub-basement Adjacent To Con Edison Vault</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Pump Room, Water Main Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
Gypsum Board	2%			LIFE	**	5-10	\$101,400	
Plaster	40%	Now	\$1,676,900	LIFE	**	5	\$368,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 35th Floor Corridor</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridor(s) All floors</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : (3) 6000 Amps Bolted Pressure Switch Main Disconnects; (4) 4000 Amps Bolted Pressure Main Disconnects.</i>								
Transformers								
Dry Type	50%			2025	\$8,600	5	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : (3) 1000 Kva , 480/208/120 Volts</i>								
Dry Type	50%			2040	**	5	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : (2) 500 Kva , 480/277/208 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	10%			2027	\$148,200	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Busway	5%			2032	**	1		
Conduit	45%			2027	\$768,400	1		
Conduit	50%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2043	**	5	\$1,100	
Molded Case Bkrs	45%			2026	\$604,800	5	\$11,000	
Molded Case Bkrs	50%			2043	**	5	\$12,200	
Wiring								
Braided Cloth	20%	2-4	\$527,700	2052	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Busway	5%			2032	**	1		
Thermoplastic	25%			2037	**	1		
Thermoplastic	50%			2047	**	1		
Motor Controllers								
Locally Mounted	10%			2025	\$3,200	5	\$600	
Locally Mounted	50%			2040	**	5	\$3,100	
Motor Control Center	20%			2025	\$331,800	5	\$5,100	
Variable Frequency Drive	10%			2032	**			
Variable Frequency Drive	5%	Now	\$1,600	2047	**			
<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Variable Frequency Drive	5%			2025	\$1,600			
Ground								
Grounding Devices Not Accessible								
100%								
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible - Covered With Insulation</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$285,900	
Generators								
Diesel	100%			2036	**	1	\$359,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated @ 1352kw</i>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$34,400	

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2043	**	5	\$86,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room / Basement</i>								
<i>Explanation : 550 Gallons Capacity</i>								
Main Tank	50%			2055	**	5	\$13,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 15,000 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	60%			2032	**	10	\$511,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2022	\$573,400	10	\$85,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2027	\$573,400	10	\$85,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors And Basement</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	14%			2035	**	10	\$119,300	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
HID	1%			2027		10	\$300	
LED	5%			2035	**			
Egress Lighting								
Emergency, Battery								
	50%			2032	**	10	\$112,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Some Lighting Fixtures Are Equipped With Battery Pack</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby And Corridors</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								

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

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%	2035	**	1-3	\$572,600
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Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns

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

Heating

Energy Source
Utility Steam

100%	2037	**	1	
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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
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Distribution

Steam Piping/Pump

100%	2037	**	4	\$45,800
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Terminal Devices

Convactor/Radiator

100%	2025	\$7,633,600	1	\$300,100
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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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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	20%			2030	**	1	\$201,100	
Interior Pkg Unit - Cooling	10%	2-4	\$1,399,800	2032	**	2	\$4,600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, Multiple Mechanical Defects</i>								
Interior Pkg Unit - Cooling	20%			2028	**	2	\$11,400	
Interior Pkg Unit - Cooling	15%			2025	\$2,099,800	2	\$8,500	
Reciprocating Compr/Chiller	25%			2027	\$82,900	1	\$107,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Absorption Chillers Serve Adjacent Building In It's Entirety. Centrifugal Chillers Serves This Asset</i>								
Window/Wall Unit	10%			2022	\$206,900	1		
Distribution								
Chilled Wtr Pipe/Pump	45%			2037	**	4	\$20,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Chilled And Condenser Water Pumps And Piping</i>								
No Component	55%							
Terminal Devices								
Fan Coil - Cooling	35%			2027	\$2,712,800	1	\$105,000	
Fan Coil - Cooling	10%	0-2	\$775,100	2037	**	1	\$27,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Mechanical Rooms</i>								
<i>Explanation : Multiple Mechanical Defects</i>								
No Component	55%							
Heat Rejection								
Water Cooling Tower	45%			2025	\$931,200	2	\$420,800	
No Component	55%							
Ventilation								
Distribution								
Ductwork/Diffusers	90%			LIFE	**	2-5	\$738,300	
No Component	10%							
Exhaust Fans								
Interior	10%			2027	\$46,800	2	\$2,800	
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout Mechanical Rooms</i>								
<i>Explanation : Component Accounted For Under The Cooling Section Of This Report</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	**	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
MUNICIPAL BUILDING
Asset # : 2071

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
HW Heat Exchanger Low Temp	100%			2037	**	4	\$91,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s) Rigid Piping	100%			2027	\$12,000	4	\$2,500	
Sewage Ejector(s) Electric	100%			2027	\$12,000	4	\$2,500	
Backflow Preventer Generic	100%			2035	**	1	\$56,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Did Not Observe This Component</i>								
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (16) 1-15 (8) 15-24 (4) 16-25 (2) Service Units 1-25 (1) Tower 24-36</i>								
<i>Explanation : Total 31 Units. 30 Main Elevators, 1 Tower Elevator</i>								
Fire Suppression								
Standpipe Generic	100%			2037	**	1-5	\$468,500	
Sprinkler Generic	50%			2037	**	1-2	\$130,100	
Generic	50%			2047	**	1-2	\$130,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Sprinklers Are Added To The Tenant Spaces As They Are Renovated</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$263,200	\$63,100
Interior Architecture	\$56,300	
Electrical		\$55,700
Total	\$319,500	\$118,800
Importance Code A	\$263,200	\$63,100
Importance Code B		\$55,700
Importance Code C	\$56,300	
Total	\$319,500	\$118,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$59,700	\$7,900	\$3,000	
Interior Architecture	\$112,800		\$19,200	\$12,700
Electrical	\$19,700	\$10,200	\$13,200	\$10,200
Mechanical	\$43,600	\$12,600	\$19,300	\$14,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$243,700	\$38,600	\$62,700	\$45,200
Importance Code A	\$63,000	\$11,200	\$6,400	\$3,300
Importance Code B	\$160,500	\$27,400	\$56,300	\$40,100
Importance Code C	\$20,100			\$1,700
Total	\$243,700	\$38,600	\$62,700	\$45,200



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
NYC EMERGENCY MANAGEMENT HEADQUARTERS

Asset # : 14126

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal, Corrugated	10%			2053	**	1		
Metal/Glass Curt Wall	5%			LIFE	**	5	\$9,600	
Metal Panel	5%			2053	**	5-10	\$17,700	
Panel/Paver: Limestone	80%	0-2	\$222,400	LIFE	**	5	\$30,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Facade, East Facade</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : South / West Corner</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Drip Stains And Window Ledges - All Facades</i>								
<hr/>								
Windows								
Aluminum	97%			2049	**	5	\$15,700	
Metal Louvers	3%			2040	**	10	\$3,000	
<hr/>								
Parapets								
Metal/Glass Curt Wall	5%			2053	**	5	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Balconies - South Facade</i>								
<i>Explanation : Actually Single Pane Glass</i>								
Metal Panel	60%	0-2	\$21,100	2053	**	5	\$26,700	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Base Of Parapet - Perimeter Walls</i>								
Metal Rail	25%			2044	**	5-10	\$103,900	
Panel/Paver: Limestone	10%			LIFE	**	5-10	\$19,900	
<hr/>								
Roof								
IRMA/Protected Membrane	100%	Now	\$9,400	2035	**			
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Downspouts And Within Paver Joints</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Under Cooling Fans</i>								
<hr/>								
Interior								
Floors								
Carpet	30%			2026	\$383,500	3	\$45,500	
Cast in Place Concrete	10%			LIFE	**	5	\$44,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Epoxy Coating</i>								
Ceramic Tile	3%			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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$3,400	
Glass: Single Pane	10%			LIFE	**	5	\$10,200	
Gypsum Board	75%			LIFE	**	5-10	\$87,000	
Granite Panels	5%			LIFE	**	10	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor, Lobby</i>								
<i>Explanation : This Component Is Actually Slate Panels</i>								
Wood	5%			LIFE	**	5	\$27,300	
Ceilings								
AcousTileSusp.Lay-In	60%	Now	\$9,700	2040	**	5	\$30,300	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Entrance To Command Center - 3rd Floor</i>								
Exposed Concrete	25%			LIFE	**	5-10	\$31,600	
Gypsum Board	15%			LIFE	**	5-10	\$52,100	
Electrical								
System Component Type		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%			2047	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 4000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2047	**	5	\$300	
Molded Case Bkrs	10%			2047	**	5	\$200	
Raceway								
Conduit	100%			2047	**	1		
Panelboards								
Molded Case Bkrs	100%			2043	**	5	\$1,800	
Wiring								
Thermoplastic	100%			2047	**	1		
Motor Controllers								
Locally Mounted	30%			2040	**	5	\$100	
Motor Control Center	70%			2040	**	5	\$1,300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2036	**	1	\$26,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated @ 1400kw: Full Load Test Done On Monthly Basis And No Load Test Done On Weekly Basis</i>								
Batteries								
Nickel Cadmium	100%			2022	\$1,500	5	\$15,100	
Fuel Storage								
Main Tank	100%			2055	**	5	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 8000 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	70%			2032	**	10	\$43,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2032	**	10	\$6,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	10%			2032	**	10	\$6,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors And Stair Case</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Public Spaces And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2032	**	1-3	\$41,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								

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

Asset # : 14126

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								
Interruptible Gas/Dual Fuel	100%			2053	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement With Retaining Wall Around The Tank</i>						
		<i>Explanation : 1 8000 Gallon Oil Tank</i>						
Conversion Equipment								
Hot Water Boiler	100%			2044	**	1	\$33,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Dual Fuel Hot Water Boilers</i>						
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	**	2	\$200	
Ext Pkg Unit - Heating/Cooling	95%			2032	**	2	\$3,900	
Distribution								
Chilled Wtr Pipe/Pump	5%			2053	**	4	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Condenser Water Pumps Associated With Dry Cooler</i>						
No Component	95%							
Heat Rejection								
Remote Air Cond	5%			2032	**	2	\$2,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : The Component Observed Is A Dry Cooler</i>						
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$59,600	
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Gas Fired	100%			2025	\$15,600	2	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Dual Fuel Units</i>								
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%							
<i>Low Consumption Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : C-3</i>								
<i>Explanation : Two Units</i>								
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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Estimates are rounded to the nearest hundred dollars.*

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

Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,245,100	\$1,180,200
Interior Architecture	\$906,200	\$1,830,400
Electrical		\$110,100
Mechanical	\$37,200	\$463,800
Total	\$2,188,600	\$3,584,500
Importance Code A	\$1,245,100	\$1,180,200
Importance Code B	\$348,800	\$2,146,900
Importance Code C	\$594,600	\$257,500
Total	\$2,188,600	\$3,584,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$44,200			
Interior Architecture	\$112,300		\$7,500	\$80,800
Electrical	\$17,400	\$13,100	\$14,300	\$11,800
Mechanical	\$68,400	\$88,300	\$64,500	\$80,900
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
Total	\$268,800	\$128,100	\$112,900	\$200,200
Importance Code A	\$51,900	\$7,400	\$7,400	\$7,400
Importance Code B	\$216,900	\$120,700	\$105,500	\$177,400
Importance Code C				\$15,300
Total	\$268,800	\$128,100	\$112,900	\$200,200



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
OFFICE BUILDING JUDICIAL CENTER
Asset # : 4381

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	20%	Now	\$495,100	LIFE	**	5	\$55,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal/Glass Curt Wall	75%			LIFE	**	5	\$776,200	
Marble Panels	5%	Now	\$361,900	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	**	5-10	\$29,200	
Metal/Glass Curt Wall	30%			2047	**	5	\$16,500	
Metal Panel	40%			2047	**	5	\$22,100	
Roof								
Modified Bitumen	100%			2027	\$628,100	10	\$108,800	
Interior								
Floors								
Carpet	30%			2023	\$1,135,100	3	\$179,500	
Cast in Place Concrete	10%			LIFE	**	5	\$130,900	
Ceramic Tile	5%			2030	**	5	\$15,000	
Vinyl Tile	55%			2027	\$1,386,200	3	\$82,300	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$153,200	
Ceramic Tile	5%			2036	**	5	\$30,700	
Concrete Masonry Unit	15%			LIFE	**	5	\$73,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stairwells, Basement</i>								
Gypsum Board	50%			LIFE	**	5-10	\$521,000	
Plaster	20%			LIFE	**	5-10	\$104,200	
Ceilings								
AcousTileSusp.Lay-In	85%	2-4	\$97,300	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	**	5-10	\$17,800	
Exposed Struc: Steel	5%	2-4	\$149,000	LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement, Throughout</i>								
Gypsum Board	5%			LIFE	**	5-10	\$49,100	

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. 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
OFFICE BUILDING JUDICIAL CENTER
Asset # : 4381

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 3000 Amps Main Disconnect Switch</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2053	**	5	\$500	
Fused Disc Sw	30%			2037	**	5	\$200	
<hr/>								
Raceway								
Conduit	80%			2053	**	1		
Conduit	20%			2037	**	1		
<hr/>								
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	
<hr/>								
Wiring								
Thermoplastic	70%			2053	**	1		
Thermoplastic	30%			2037	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	20%			2040	**	5	\$200	
Motor Control Center	70%			2040	**	5	\$2,900	
Variable Frequency Drive	10%			2044	**			
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,400	
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$46,200	
<hr/>								
Generators								
Diesel	100%			2040	**	1	\$58,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : One 275 Kw</i>							
<hr/>								
Batteries								
Lead/Acid	100%			2022	\$1,500	5	\$5,600	
<hr/>								
Fuel Storage								
Main Tank	100%			2062	**	5	\$4,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One 500 Gallons</i>							
<hr/>								
Lighting								

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

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								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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 System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Conversion Equipment							
Absorption Chiller/Steam/HW	90%	0-2	\$22,100	2036	**	1	\$131,500
	<i>Repairs In Progress, Extent : Light, Area Affected : 30%</i>						
	<i>Location : Basement Mechanical Equipment Room, 1 Of 3 Units</i>						
Reciprocating Compr/Chiller	10%			2032	**	1	\$7,000
Distribution							
Chilled 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	\$426,600	2	\$151,000
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$132,400
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	\$34,600	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	\$1,600
Backflow Preventer							
Generic	100%			2032	**	1	\$9,200
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : (1) B-9, (2) 1-9</i>						
	<i>Explanation : 3 Units</i>						
Fire Suppression							
Standpipe							
Generic	100%			2047	**	1-5	\$75,600
Sprinkler							
Generic	100%			2047	**	1-2	\$42,000
Fire Pump							
Generic	100%			2036	**	1	\$28,000

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

Asset Name : QUEENS BOROUGH HALL
Address : 120-55 QUEENS BOULEVARD
Borough : QUEENS **Agency's Number** : 312-417
Program / Asset # : DGS0028.000 / 2039 **Yr Built/Renovated** : 1940 / 2005
Area Sq Ft : 261,000 **Project Type** : REAL PROPERTY
Date of Survey : 31-May-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,ph
Block : 2274 **Lot** : 2 **BIN** : 4052812

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$587,600	\$232,300
Interior Architecture	\$301,800	\$1,511,300
Electrical	\$335,900	\$882,500
Mechanical	\$167,000	\$1,327,500
Total	\$1,392,400	\$3,953,500
Importance Code A	\$587,600	\$378,000
Importance Code B	\$804,800	\$3,521,200
Importance Code C		\$54,400
Total	\$1,392,400	\$3,953,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$27,900			
Interior Architecture	\$24,600	\$4,500	\$38,100	\$24,700
Electrical	\$35,400	\$67,700	\$40,300	\$33,700
Mechanical	\$90,300	\$95,600	\$102,700	\$95,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$182,100	\$171,700	\$185,100	\$158,000
Importance Code A	\$53,700	\$26,400	\$25,800	\$25,800
Importance Code B	\$128,400	\$145,300	\$159,200	\$132,200
Importance Code C				
Total	\$182,100	\$171,700	\$185,100	\$158,000



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$196,500	
Masonry: Limestone	10%	Now	\$118,200	LIFE	**	5	\$16,400	
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
Windows								
Aluminum	100%			2040	**	5	\$71,600	
Parapets								
Masonry: Brick	85%	Now	\$261,200	LIFE	**	5	\$22,800	
<i>Painted Surfaces, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Interior Face</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Masonry: Limestone	10%	Now	\$27,900	LIFE	**	5	\$3,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Metal Rail	5%			2037	**	5-10	\$24,300	
Roof								
Modified Bitumen	70%	Now	\$125,700	2029	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Side</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	30%			2029	**	10	\$46,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lower East Wing</i>								
<i>Explanation : Painted Surface</i>								
Interior								
Floors								
Carpet	20%			2023	\$906,300	3	\$107,500	
Cast in Place Concrete	10%			LIFE	**	5	\$78,400	
Ceramic Tile	5%			2033	**	5	\$17,900	
Terrazzo	15%			LIFE	**	5	\$42,000	
Vinyl Tile	35%			2024	\$1,056,500	3	\$62,700	
Vinyl Tile	5%			2029	**	3	\$6,700	
Vinyl Tile	10%			2019	\$301,800	3	\$13,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 9x9 Units</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Concrete Masonry Unit	5%			LIFE	**	5	\$6,300		
Glass: Single Pane	2%			LIFE	**	5	\$4,700		
Gypsum Board	15%			LIFE	**	5	\$28,100		
Masonry: Brick	10%			LIFE	**				
Marble Panels	5%			LIFE	**				
Marble Panels	3%			LIFE	**				
Plaster	58%			LIFE	**	5	\$54,400		
Wood	2%			LIFE	**	5	\$25,000		
Ceilings									
AcousTileConcealSpLn	5%			2022	\$144,700	5	\$22,600		
AcousTileSusp.Lay-In	15%			2037	**	5	\$54,200		
AcousTileSusp.Lay-In	5%			2041	**	5	\$18,100		
Exposed Concrete	10%			LIFE	**	5	\$5,600		
Gypsum Board	5%			LIFE	**	5	\$22,600		
Plaster	60%			LIFE	**	5	\$135,400		
Electrical									
System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw	70%			2024	\$145,700	5	\$800		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Old Electrical Room</i>									
<i>Explanation : No Ratings Available</i>									
Fused Disc Sw	30%			2044	**	5	\$300		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : New Electrical Room</i>									
<i>Explanation : Main Service Switch Rated @ 4000 Amperes</i>									
Switchgear / Switchboard									
Fused Disc Sw	50%			2044	**	5	\$600		
Molded Case Bkrs	50%			2044	**	5	\$3,400		
Raceway									
Conduit	80%			2024	\$499,800	1			
Conduit	20%			2044	**	1			
Panelboards									
Fused Disc Sw	10%			2023	\$47,400	5	\$600		
Molded Case Bkrs	50%			2040	**	5	\$3,400		
Molded Case Bkrs	40%			2023	\$189,600	5	\$2,700		
Wiring									
Braided Cloth	10%	2-4	\$96,500	2049	**	1			
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Old Section</i>									
Thermoplastic	50%			2044	**	1			
Thermoplastic	40%			2034	**	1			

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	70%			2022	\$20,500	5	\$1,200	
Locally Mounted	30%			2037	**	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,800	
<i>Other Observation, Extent : Moderate, 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%			2037	**	1	\$80,300	
Generators								
Diesel	100%			2033	**	1	\$101,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : 810 Kw Diesel Genset</i>								
Batteries								
Nickel Cadmium	100%			2019	\$1,500	5	\$58,200	
Fuel Storage								
Main Tank	100%			2052	**	5	\$7,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 4800 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	65%			2029	**	10	\$155,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	30%			2029	**	10	\$71,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And New Additions</i>								
Fluorescent	5%			2029	**	10	\$12,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Egress Lighting								
Emergency, Service	50%			2029	**	1		
Exit, Service	50%			2029	**	1		
Exterior Lighting								
HID	100%			2029	**	10	\$800	
Alarm								

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

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

Security System

No Component

90%

Generic

10%

2029

* *

1

\$9,800

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

Fire/Smoke Detection

Generic

100%

2029

* *

1-3

\$160,800

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

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

Interruptible Gas/Dual

100%

2034

* *

1

Fuel

Conversion Equipment

Steam Boiler

100%

2029

* *

1

\$258,500

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

Distribution

Hot Wtr Piping/Pump

10%

2040

* *

4

\$1,300

Steam Piping/Pump

90%

2044

* *

4

\$11,600

Terminal Devices

Air Handler

20%

2029

* *

1

\$32,300

Convactor/Radiator

70%

2037

* *

1

\$59,000

Fan Coil Unit/Heat

10%

2029

* *

1

\$8,400

Air Conditioning

Energy Source

Electricity

80%

2032

* *

1

Natural Gas

20%

2034

* *

1

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	40%	Now	\$7,000	2024	\$351,100	1	\$43,600	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 1 Unit, Basement</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>Explanation : Rotary Screw Compressors</i>								
Reciprocating Compr/Chiller	20%			2024	\$175,600	1	\$24,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Natural Gas Engines Driving Compressors</i>								
Split Unit	15%			2024	\$179,100			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	25%			2019	\$132,900	1		
Distribution								
Chilled Wtr Pipe/Pump	75%			2034	* *	4	\$14,500	
No Component	25%							
Terminal Devices								
Air Handler/Cool/Ht	75%			2029	* *	1	\$121,100	
No Component	25%							
Heat Rejection								
Air Condenser Unit	15%			2024	\$77,500	2	\$27,300	
Water Cooling Tower	60%			2025	\$445,400	2	\$157,600	
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$145,500	
Exhaust Fans								
Interior	90%			2029	* *	2	\$7,200	
Roof	10%			2029	* *	2	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
HW Heat Exchanger								
Low Temp	100%			2050	* *	4	\$38,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sump Pump(s)								
Rigid Piping	100%			2024	\$11,000	4	\$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-4</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2044	**	1-5	\$131,600	
Sprinkler								
No Component	50%							
Generic	50%			2034	**	1-2	\$36,600	

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$2,011,400	\$896,800
Interior Architecture	\$2,458,800	\$1,054,600
Electrical	\$70,200	\$9,191,500
Mechanical	\$781,200	\$2,565,000
Total	\$5,321,600	\$13,708,000
Importance Code A	\$2,011,400	\$896,800
Importance Code B	\$2,089,100	\$12,203,200
Importance Code C	\$1,221,100	\$607,900
Total	\$5,321,600	\$13,708,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$15,600			
Interior Architecture	\$20,400		\$50,300	\$14,000
Electrical	\$69,300	\$44,800	\$65,300	\$50,800
Mechanical	\$139,300	\$145,200	\$124,100	\$130,600
Elevators/Escalators	\$54,300	\$54,300	\$54,300	\$54,300
Total	\$299,000	\$244,300	\$294,000	\$249,600
Importance Code A	\$31,400	\$15,800	\$15,800	\$15,800
Importance Code B	\$247,200	\$228,500	\$278,200	\$233,900
Importance Code C	\$20,400			
Total	\$299,000	\$244,300	\$294,000	\$249,600



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	5%			LIFE	**	5	\$13,300	
Masonry: Granite	10%	Now	\$78,200	LIFE	**	5	\$10,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Lower Level 1 Garage @ Storm Drain Line</i>								
Metal/Glass Curt Wall	25%	Now	\$524,700	LIFE	**	5	\$62,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Room 147, Room 454 And South East Wall - Judges Chambers</i>								
Metal Panel	10%			2047	**	5-10	\$91,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Penthouse</i>								
<i>Explanation : Metal Louvers</i>								
Metal Coiling Doors	5%			2032	**	5	\$20,900	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Level 1</i>								
Panel/Paver: Limestone	45%	Now	\$325,100	LIFE	**	5	\$45,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair G - Grade Level And Lower Level 1</i>								
Windows								
Aluminum	100%			2035	**	5	\$71,200	
Parapets								
Masonry: Granite	10%			LIFE	**	5-10	\$5,600	
Metal Panel	10%	Now	\$1,500	2037	**	5	\$800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Parapet Wall - Fasteners Shearing</i>								
Metal Rail	10%	2-4	\$1,100	2040	**	5	\$2,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Limestone	65%	Now	\$86,800	LIFE	**	5	\$2,900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Coping Stone</i>								
Weathering Steel	5%	Now	\$1,300	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Steel Supports - Mechanical Penthouse</i>								
<i>Explanation : Corrosion Of Non-weathering Steel</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	60%	Now	\$96,600	2027	\$483,100			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i> <i>Location : Penthouse Roof</i> <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i> <i>Location : Penthouse</i> <i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i> <i>Location : Penthouse Roof At Cooling Tower And Perimeter Walls</i>								
Plaza Roof: Stone Panels	25%	Now	\$332,300	2057	**			
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i> <i>Location : Over Basement Parking Garage - West And South Facades, Main Entrance And Interior Courtyard</i>								
Sloped Glazing	15%	Now	\$531,900	LIFE	**	5	\$203,800	
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i> <i>Location : Atrium Stair</i> <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 35%</i> <i>Location : Throughout</i> <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i> <i>Location : Room 454, Courtyard Stair Off Atrium And South Corridor</i>								
Interior								
Floors								
Carpet	15%			2026	\$848,800	3	\$100,700	
Cast in Place Concrete	20%	Now	\$184,400	LIFE	**	5	\$195,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> <i>Location : Boiler Room</i> <i>Water Penetration, Extent : Severe, Area Affected : 10%</i> <i>Location : North East Corner At Lower Level 1</i>								
Ceramic Tile	5%			2036	**	5	\$22,400	
Cork Tile	10%			2047	**	5	\$39,100	
Terrazzo	15%			LIFE	**	5	\$104,900	
Vinyl Tile	30%			2032	**	3	\$50,300	
Vinyl Tile	5%	Now	\$188,500	2037	**	3	\$8,400	
<i>Worn/Eroded, Extent : Severe, Area Affected : 40%</i> <i>Location : Lower Levels 1 And 2</i>								
Interior Walls								
Concrete Masonry Unit	20%	Now	\$449,800	LIFE	**	5	\$81,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> <i>Location : Boiler Room</i> <i>Water Penetration, Extent : Severe, Area Affected : 10%</i> <i>Location : Boiler Room And Lower Level 2</i>								
Fabric on Framing	15%			2028	**	5	\$76,600	
Glass: Single Pane	5%			LIFE	**	5	\$76,600	
Gypsum Board	40%			LIFE	**	5-10	\$694,700	
Granite Panels	5%			LIFE	**	10	\$20,400	
Marble Panels	10%			LIFE	**	10	\$40,900	
Wood	5%			LIFE	**	5	\$408,700	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$179,300	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	\$123,700	2040	**	5	\$33,600	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Atrium Ceiling</i>								
Exposed Concrete	20%	Now	\$285,300	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	**	10	\$44,700	
Gypsum Board	15%	Now	\$134,500	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		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%			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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	5%			2032	**	5	\$100	
Motor Control Center	85%			2032	**	5	\$7,400	
Variable Frequency Drive	10%	Now	\$70,200	2047	**			
<i>Not Functioning, Extent : Severe, Area Affected : 100%</i> <i>Location : Mechanical Rooms</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$9,400	
<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	\$8,900	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		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		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		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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	50%			2027	\$77,800	1		
Exit, LED	50%			2042	* *	1		
<hr/>								
Exterior Lighting								
HID	20%			2027	\$238,900	10	\$200	
No Component	80%							
<hr/>								
Alarm								
Security System								
No Component	60%							
Generic	40%			2027	\$382,700	1	\$47,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Public Spaces And Outside</i>						
		<i>Explanation : CCTV Surveillance Camera Systems</i>						
<hr/>								
Fire/Smoke Detection								
Generic, Digital	100%			2027	\$3,275,300	1-3	\$202,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors, Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	* *	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lower Level #2</i>						
		<i>Explanation : 1 5000 Gallon Oil Tank</i>						
<hr/>								
Conversion Equipment								
Furnace	5%			2027	\$19,300	1	\$7,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Roof Top Air Conditioning Unit Equipment Is Not In Service</i>						
Hot Water Boiler	95%			2032	* *	1	\$149,900	
		<i>Other Observation, Extent : Light, Area Affected : 95%</i>						
		<i>Location : Sub-basement Boiler Room</i>						
		<i>Explanation : 2 Dual Fuel Hot Water Boilers</i>						
<hr/>								
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		Priority
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	\$170,500	2037	* *	1	\$17,800	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof, Damaged Duct Insulation On Air Handler #4</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Fifth Floor Penthouse, 7 Of 16 Air Handlers Supply Or Return Fans With Defective Variable Frequency Drives</i>								
Air Handler	40%			2027	\$682,000	1	\$78,900	
Convactor/Radiator	49%			2032	* *	1	\$50,500	
Convactor/Radiator	1%	Now	\$29,900	2047	* *	1	\$900	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fisrt Floor, Ruptured Base Board Radiator Piping, Aproximately 25 LF</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	70%			2030	* *	1	\$241,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>								
<i>Location : Refrigeration Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Refrigeration Room, Basement</i>								
<i>Explanation : 3 Scroll Compressor Chillers</i>								
Interior Pkg Unit - Cooling	5%	0-2	\$203,600	2032	* *	2	\$800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, Multiple Mechanical Defects To Air Conditioners 2, 3, 4 And 5</i>								
Interior Pkg Unit - Cooling	5%			2021	\$203,600	2	\$1,000	
Ext Pkg Unit - Heating/Cooling	5%			2027	\$104,300	2	\$1,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Penthouse Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Penthouse Roof</i>								
<i>Explanation : 1 Roof Top Package Unit</i>								
No Component	15%							
Distribution								
Chilled Wtr Pipe/Pump	70%			2047	* *	4	\$16,500	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	50%			2027	\$570,900	1	\$98,700	
Fan Coil - Cool/Heat	10%			2027	\$508,800	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		Priority	
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	\$462,900	2	\$192,700	
Water Cooling Tower	10%	0-2	\$77,200	2032	* *	2	\$25,700	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof, Deteriorating Hot Deck Section Of Cooling Tower</i>								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$281,800	
Exhaust Fans								
Roof	10%			2027	\$25,100	2	\$1,000	
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Fifth Floor Penthouse</i>								
<i>Explanation : This Component Is Already Accounted For Under The Heating Section Of This Report</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	95%			2047	* *	1		
Brass/Copper	5%	0-2	\$47,200	2057	* *	1		
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Corroded Main Valve Train</i>								
Water Heater								
Gas Fired	100%			2022	\$73,600	2	\$4,600	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2027	\$11,000	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2027	\$11,000	4	\$2,500	
Backflow Preventer								
Generic	100%			2032	* *	1	\$19,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	75%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : 1-5</i>								
<i>Explanation : 8 Units</i>								
Hydraulic	25%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : (1) 1-3 (2) B-1</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								

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

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$5,834,700	\$2,982,200
Interior Architecture	\$5,573,000	\$6,061,800
Electrical	\$474,700	\$9,098,400
Mechanical	\$2,394,600	\$7,745,700
Total	\$14,277,100	\$25,888,100
Importance Code A	\$5,834,700	\$3,060,000
Importance Code B	\$7,531,200	\$22,499,000
Importance Code C	\$911,200	\$329,100
Total	\$14,277,100	\$25,888,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$59,400		\$24,100	
Interior Architecture	\$2,017,000			\$157,100
Electrical	\$90,000	\$48,800	\$62,200	\$55,000
Mechanical	\$625,900	\$187,400	\$319,500	\$220,000
Elevators/Escalators	\$150,000	\$150,000	\$150,000	\$150,000
Total	\$2,942,300	\$386,200	\$555,800	\$582,100
Importance Code A	\$65,500	\$6,100	\$44,900	\$6,100
Importance Code B	\$2,827,400	\$380,100	\$510,900	\$576,000
Importance Code C	\$49,400			
Total	\$2,942,300	\$386,200	\$555,800	\$582,100



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	15%			LIFE	**	5	\$231,400	
Masonry: Brick	15%	Now	\$1,729,400	LIFE	**	5	\$115,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	2%	Now	\$180,800	LIFE	**	5	\$11,600	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$115,700	
Masonry: Limestone	45%			LIFE	**	5	\$520,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1961 Wing</i>								
Metal Panel	5%			2047	**	5-10	\$265,100	
Metal Coiling Doors	2%			2025	\$867,300	5	\$48,200	
Window Wall	6%			2047	**	5	\$173,500	
Windows								
Aluminum	95%	Now	\$2,034,800	2043	**	5	\$81,700	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Glass Block	5%	Now	\$42,500	LIFE	**	5	\$5,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Concrete Masonry Unit	20%	Now	\$21,500	LIFE	**	5	\$9,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%			LIFE	**	5-10	\$28,500	
Masonry: Brick	30%	Now	\$286,000	LIFE	**	5	\$12,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	30%	Now	\$388,900	LIFE	**	5	\$15,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%			2040	**	5-10	\$75,300	
Roof								
Built-Up (BUR)	10%	Now	\$13,500	2027			\$135,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	20%	Now	\$344,500	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Over Mechanical Room Penthouse (1994 Wing)</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Mechanical Room Penthouse (1994 Wing)</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Mechanical Room Penthouse (1994 Wing)</i>								
Modified Bitumen	45%			2027		10	\$134,300	
Plaza Roof: Stone Panels	20%	Now	\$129,800	2037	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Annex</i>								
Skylight, Metal/Glass	5%	0-2	\$218,500	2047	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	15%	0-2	\$1,907,300	2029	**	3	\$226,200	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	7%	0-2	\$36,300	LIFE	**	5	\$153,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%	Now	\$57,900	2036	**	5	\$15,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Granite Panels	5%	0-2	\$635,100	LIFE	**	5	\$37,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	Now	\$115,800	LIFE	**	5	\$39,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	15%	0-2	\$1,270,400	2037	**	3	\$56,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	30%			2027		3	\$150,800	
Vinyl Tile 9" X 9"	20%	Now	\$658,400	2022		3	\$75,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	0-2	\$100,900	2036	**	5	\$18,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$29,500	
Gypsum Board	15%			LIFE	**	5-10	\$188,100	
Masonry: Brick	5%			LIFE	**	10	\$11,100	
Granite Panels	3%			LIFE	**	10	\$8,900	
Marble Panels	5%			LIFE	**	10	\$14,800	
Plaster	52%			LIFE	**	5-10	\$326,100	
SGFT/Glazed Masonry	5%	2-4	\$70,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%	0-2	\$406,800	LIFE	**	5	\$147,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	5%	0-2	\$231,500	2032	**	5	\$25,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	17%			2040	**	5	\$213,600	
AcousTileConcealSpLn	30%			2032	**	5	\$377,000	
Exposed Struc: Steel	5%	Now	\$524,500	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room Penthouse (1994 Wing)</i>								
Glass: Susp Panels	3%			LIFE	**	10	\$22,600	
Gypsum Board	5%			LIFE	**	5-10	\$172,800	
Plaster	35%	0-2	\$915,200	LIFE	**	5	\$219,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 190, 825, 856</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2027	\$77,900	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : Two 4000 Amps Main Disconnect Switch</i>								
Fused Disc Sw	50%			2047	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : Two 3000 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2040	**	5	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : 150 Kva, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Air Circuit Breaker	65%			2027	\$409,200	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	\$579,900	1		

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	3%			2043	**	5	\$400	
Fused Disc Sw	7%			2026	\$49,800	5	\$1,000	
Molded Case Bkrs	70%			2026	\$497,700	5	\$11,400	
Molded Case Bkrs	20%			2043	**	5	\$3,300	
Wiring								
Braided Cloth	15%	2-4	\$178,700	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Sections</i>								
Thermoplastic	65%			2027	\$774,300	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	\$702,100	5	\$8,400	
Variable Frequency Drive	10%			2044	**			
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$9,100	
Generic	50%			LIFE	**	5	\$9,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$190,400	
Generators								
Diesel	100%			2036	**	1	\$239,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Penthouse</i>								
<i>Explanation : One 400 Kw</i>								
Batteries								
Nickel Cadmium	100%			2022	\$1,500	5	\$138,000	
Fuel Storage								
Day Tank	50%			2043	**	5	\$57,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Penthouse</i>								
<i>Explanation : One 300 Gallons</i>								
Main Tank	50%			2055	**	5	\$9,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 10,000 Gallons</i>								
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	\$4,033,400	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	\$165,500	10	\$29,900	
Exit, LED	40%			2055	**	1		
Exit, Service	30%			2022	\$61,300	1		
Exterior Lighting								
HID	70%			2022	\$1,621,500	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								
Campus Steam	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Hot Water Boiler	20%			2032	**	1	\$61,200	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Q1 Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
Pres. Reducing Valve/LP Steam	80%			2030	**	5	\$29,400	
Distribution								
Hot Wtr Piping/Pump	20%			2035	**	4	\$9,200	
Steam Piping/Pump	80%			2037	**	4	\$24,400	
Terminal Devices								
Air Handler	70%			2027	\$2,315,100	1	\$268,000	
Convactor/Radiator	10%			2032	**	1	\$20,000	
Fan Coil Unit/Heat	20%			2027	\$1,836,800	1	\$40,000	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	80%			2030	**	1	\$535,900	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Main Building Refrigeration Room And Q1 Refrigeration Room</i>								
<i>Explanation : Refrigerant #123</i>								
Interior Pkg Unit - Cooling	10%			2021	\$789,900	2	\$3,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Exterior Pkg Unit - Cooling	10%			2027	\$283,100	2	\$3,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Distribution								
Chilled Wtr Pipe/Pump	80%			2037	**	4	\$24,400	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2027	\$2,084,300	1	\$306,200	
No Component	20%							
Heat Rejection								
Remote Air Cond	20%			2027	\$732,800	2	\$86,200	
Water Cooling Tower	80%	Now	\$422,600	2021	\$1,408,500	2	\$398,700	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Shell Badly Corroded</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$546,500	
Exhaust Fans								
Interior	90%			2032	**	2	\$17,100	
Roof	10%			2032	**	2	\$1,900	

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2037	* *	1		
Water Heater Gas Fired	100%	0-2	\$42,800	2022	\$142,700	2	\$7,200	
		<i>Other Observation, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : 2 In Main Building, 1 In Q1 Building</i>						
		<i>Explanation : 1 Out Of 3 Is Obsolete Unit</i>						
HW Heat Exchanger Low Temp No Component	80% 20%			2037	* *	4	\$49,000	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Rigid Piping	100%			2027	\$11,000	4	\$2,500	
Sewage Ejector(s) Electric	100%			2027	\$11,000	4	\$2,500	
Backflow Preventer No Component Generic	40% 60%			2027	\$35,700	1	\$22,700	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : 19 Units</i>						
Fire Suppression								
Standpipe Generic	100%			2037	* *	1-5	\$312,100	
Sprinkler No Component Generic	80% 20%			2037	* *	1-2	\$34,700	
Fire Pump Generic	100%			2030	* *	1	\$115,600	

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

Asset Name : QUEENS FAMILY COURT
Address : 151-20 JAMAICA AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DGS0048.000 / 13663 **Yr Built/Renovated** : 2003 /
Area Sq Ft : 175,000 **Project Type** : REAL PROPERTY
Date of Survey : 29-May-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,ph
Block : 10093 **Lot** : 1 **BIN** : 4826930

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$56,800	\$312,600
Interior Architecture		\$240,700
Electrical	\$160,500	
Mechanical		\$531,700
Total	\$217,300	\$1,085,000
Importance Code A	\$56,800	\$312,600
Importance Code B	\$160,500	\$681,200
Importance Code C		\$91,300
Total	\$217,300	\$1,085,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$9,400	\$27,800	\$10,700	
Interior Architecture	\$5,900		\$26,000	
Electrical	\$28,700	\$25,200	\$37,600	\$23,900
Mechanical	\$59,700	\$91,100	\$108,000	\$91,900
Elevators/Escalators	\$79,400	\$79,400	\$79,400	\$79,400
Total	\$182,900	\$223,500	\$261,600	\$195,200
Importance Code A	\$18,000	\$36,800	\$19,400	\$8,700
Importance Code B	\$163,200	\$186,700	\$242,200	\$186,600
Importance Code C	\$1,700			
Total	\$182,900	\$223,500	\$261,600	\$195,200



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
QUEENS FAMILY COURT
Asset # : 13663

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	92%			LIFE	**	5	\$170,600	
Metal Panel	3%			2044	**	5-10	\$38,300	
Window Wall	5%			2044	**	5	\$34,800	
Windows								
Aluminum	97%			2040	**	5	\$21,400	
Metal Louvers	3%			2033	**	10	\$4,100	
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$6,600	
Pre-Cast Concrete	5%	Now	\$9,400	LIFE	**	5	\$4,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Stucco Cement	45%			2037	**	5	\$15,300	
Roof								
IRMA/Protected Membrane	80%			2029	**	10	\$56,800	
Skylight, Plastic Sloped Glazing	5%			2037	**	1		
	15%			LIFE	**	5	\$142,000	
Interior								
Floors								
Carpet	15%			2023	\$315,100	3	\$37,400	
Cast in Place Concrete	5%			LIFE	**	5	\$18,200	
Ceramic Tile	5%			2033	**	5	\$8,300	
Terrazzo	10%			LIFE	**	5	\$13,000	
Vinyl Tile	65%			2029	**	3	\$40,500	
Interior Walls								
Ceramic Tile	3%			2033	**	5	\$3,500	
Concrete Masonry Unit	5%			LIFE	**	5	\$2,300	
Glass: Single Pane	2%			LIFE	**	5	\$1,700	
Gypsum Board	65%			LIFE	**	5	\$45,000	
Masonry: Brick	12%			LIFE	**			
Metal Panel	3%			LIFE	**			
Wood	10%			LIFE	**	5	\$46,200	
Ceilings								
AcousTileSusp.Lay-In	90%			2037	**	5	\$149,500	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$10,400	

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
QUEENS FAMILY COURT
Asset # : 13663

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	**	5	\$800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 2- Main Service Switches Rated @ 2000 Amperes And 1200 Amperes</i>							
<hr/>								
Transformers								
Dry Type	100%			2037	**	5	\$600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room And Penthouse</i>							
	<i>Explanation : 45 Kva , 2- 30 Kva 480/2018/120v</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	**	5	\$800	
<hr/>								
Raceway								
Conduit	100%			2044	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2040	**	5	\$400	
Molded Case Bkrs	90%			2040	**	5	\$4,100	
<hr/>								
Wiring								
Thermoplastic	100%			2044	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	10%			2037	**	5	\$100	
Motor Control Center	90%			2037	**	5	\$4,300	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,600	
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	**	1	\$53,800	
<hr/>								
Generators								
Diesel	100%			2033	**	1	\$67,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : Emergency Generator Rated @ 1100 Kw</i>							
<hr/>								
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$6,500	
<hr/>								
Fuel Storage								
Day Tank	50%			2040	**	5	\$16,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : 275 Gallon Capacity</i>							
<hr/>								
Main Tank	50%			2052	**	5	\$2,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 5000 Gallon Capacity</i>							
<hr/>								
Lighting								

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

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								
Interior Lighting Fluorescent	90%			2029	**	10	\$144,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2029	**	10	\$16,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Egress Lighting Emergency, Service Exit, LED	50%			2029	**	1		
	50%			2052	**	1		
Exterior Lighting HID	100%			2029	**	10	\$500	
Lightning Protection								
Arresters/Cabling Generic	100%			2052	**	5	\$5,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Copper</i>								
Alarm								
Security System No Component Generic	70%			2029	**	1	\$19,600	
	30%							
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Lobby And Outside</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection Generic	100%			2029	**	1-3	\$107,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Horns, Manual Pull Stations And Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2044	**	1		
Conversion Equipment Hot Water Boiler	100%			2037	**	1	\$86,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Hot Wtr Piping/Pump	100%			2040	**	4	\$8,600	

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Escalators								
Over 20' Rise	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First To Second, Second To Third And Third To Fourth Floors</i>						
		<i>Explanation : 6 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2050	**	1-5	\$88,200	
Sprinkler								
Generic	100%			2044	**	1-2	\$49,000	
Fire Pump								
Generic	100%			2033	**	1	\$32,700	

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

Asset Name : QUEENS SUPREME COURT
Address : 88-11 SUTPHIN BOULEVARD
Borough : QUEENS **Agency's Number** : 312-415
Program / Asset # : DGS0027.000 / 2038 **Yr Built/Renovated** : 1939 / 2004
Area Sq Ft : 308,200 **Project Type** : REAL PROPERTY
Date of Survey : 20-May-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,7
Block : 9691 **Lot** : 1 **BIN** : 4207071

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,205,300	\$436,200
Interior Architecture		\$2,771,800
Electrical	\$377,400	\$2,010,100
Mechanical	\$639,400	\$992,400
Total	\$2,222,100	\$6,210,500
Importance Code A	\$1,205,300	\$436,200
Importance Code B	\$1,016,800	\$4,590,600
Importance Code C		\$1,183,700
Total	\$2,222,100	\$6,210,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$27,800		\$33,600	
Interior Architecture	\$11,700	\$23,500	\$52,900	\$11,700
Electrical	\$40,600	\$37,700	\$50,800	\$31,800
Mechanical	\$109,100	\$154,800	\$149,500	\$143,100
Elevators/Escalators	\$69,100	\$69,100	\$69,100	\$69,100
Total	\$258,300	\$285,100	\$355,900	\$255,700
Importance Code A	\$58,300	\$31,200	\$64,200	\$30,500
Importance Code B	\$200,000	\$253,900	\$291,700	\$225,200
Total	\$258,300	\$285,100	\$355,900	\$255,700



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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	
Exterior								
Exterior Walls								
Bronze/Brass	2%			LIFE	**			
Masonry: Granite	8%			LIFE	**	5	\$25,300	
Masonry: Limestone	90%	Now	\$822,100	LIFE	**	5	\$284,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Courtroom 68</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout At Doors, Exterior Balcony, Spandrels</i>								
<hr/>								
Windows								
Aluminum	93%			2040	**	5	\$67,300	
Metal Louvers	2%			2033	**	10	\$9,000	
Steel	5%			2032	**	5	\$45,200	
<hr/>								
Parapets								
Masonry: Limestone	85%	Now	\$340,800	LIFE	**	5	\$27,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Southeast Corner</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								
Metal Rail	15%			2029	**	5-10	\$69,800	
<hr/>								
Roof								
Metal Panel	60%			2037	**	10	\$151,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Painted Surfaces</i>								
<hr/>								
Modified Bitumen	35%	Now	\$27,800	2029	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Courtroom 68</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Courtroom 68</i>								
<hr/>								
Skylight, Metal/Glass	5%			2034	**	10	\$22,900	
<hr/>								
Interior								
Floors								
Carpet	15%			2023	\$891,500	3	\$105,700	
Cast in Place Concrete	5%			LIFE	**	5	\$51,400	
Ceramic Tile	5%			2027	\$451,200	5	\$23,500	
Marble Panels	5%			LIFE	**	5	\$17,600	
Terrazzo	20%			LIFE	**	5	\$73,400	
Vinyl Tile	20%			2024	\$791,800	3	\$47,000	
Vinyl Tile	30%			2029	**	3	\$52,900	

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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								
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$57,300	
Gypsum Board	10%			LIFE	**	5	\$57,300	
Marble Panels	15%			LIFE	**			
Plaster	15%			LIFE	**	5	\$43,000	
Plaster	25%			LIFE	**	5	\$71,600	
Wood	20%			LIFE	**	5	\$763,700	
Wood	5%			LIFE	**	5	\$190,900	
Ceilings								
AcousTileSusp.Lay-In	10%			2037	**	5	\$47,000	
AcousTileSusp.Lay-In	10%			2029	**	5	\$47,000	
Gypsum Board	5%			LIFE	**	5	\$29,400	
Plaster	20%			LIFE	**	5	\$58,700	
Plaster	55%			LIFE	**	5	\$161,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Courtroom 68</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2044	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4000 Amps Main Disconnect Switch</i>								
Fused Disc Sw	50%			2034	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 And One 1200 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2037	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : 2- 750 Kva, 480/277/208 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	**	5	\$1,300	
Raceway								
Conduit	50%			2024	\$193,300	1		
Conduit	50%			2044	**	1		
Panelboards								
Fused Disc Sw	10%			2040	**	5	\$700	
Molded Case Bkrs	50%			2040	**	5	\$4,100	
Molded Case Bkrs	40%			2023	\$142,200	5	\$3,200	

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

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

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

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

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

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

Security System

No Component

70%

Generic

30%

2029

* *

1

\$34,500

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

Fire/Smoke Detection

No Component

60%

Generic

40%

2029

* *

1-3

\$76,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Mechanical Rooms**Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors And Horns*

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

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2044

* *

1

Conversion Equipment

Steam Boiler

100%

2037

* *

1

\$305,200

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

Distribution

Steam Piping/Pump

100%

Now

\$130,600

2034

* *

4

\$15,200

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

Terminal Devices

Air Handler

40%

2029

* *

1

\$76,200

Convactor/Radiator

60%

2029

* *

1

\$59,700

Air Conditioning

Energy Source

Campus Steam

50%

2034

* *

1

Electricity

50%

2032

* *

1

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

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

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Estimates are rounded to the nearest hundred dollars.

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

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								
Backflow Preventer								
Generic	100%			2029	* *	1	\$18,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : (5) Sub-b, B-7, (5) 1-7</i>						
		<i>Explanation : 10 Units. 4 Units Are Currently Not In Service</i>						
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	\$155,400	
Sprinkler								
Generic	100%			2044	* *	1-2	\$86,300	
Fire Pump								
Generic	100%			2027	\$226,200	1	\$57,600	
Chemical System								
No Component	98%							
Generic	2%			2023	\$500	1-3	\$1,000	

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$374,100	\$174,700
Interior Architecture	\$197,100	\$456,600
Electrical	\$350,300	\$608,700
Mechanical	\$135,900	
Total	\$1,057,400	\$1,240,000
Importance Code A	\$374,100	\$217,200
Importance Code B	\$683,300	\$1,022,800
Total	\$1,057,400	\$1,240,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$34,200		\$38,400	
Interior Architecture	\$233,800	\$5,400		\$95,500
Electrical	\$40,500	\$13,200	\$56,800	\$13,900
Mechanical	\$11,700	\$14,100	\$29,000	\$12,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$328,100	\$40,600	\$132,100	\$129,500
Importance Code A	\$41,700	\$7,600	\$46,100	\$7,600
Importance Code B	\$276,900	\$33,100	\$86,100	\$122,000
Importance Code C	\$9,500			
Total	\$328,100	\$40,600	\$132,100	\$129,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND BOROUGH HALL
Asset # : 2041

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$104,700	LIFE	**	5	\$64,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	Now	\$34,200	LIFE	**	5	\$4,000	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	32%	Now	\$224,400	LIFE	**	5	\$25,600	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	3%			2035	**	5-10	\$22,000	
Windows								
Wood	100%	Now	\$45,100	2041	**	5	\$110,600	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
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	**			
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								

Interior

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%	Now	\$171,000	2027	\$171,000	3	\$18,500	
	<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Carpet	5%			2021	\$85,500	3	\$12,400	
Ceramic Tile	5%	Now	\$13,000	2034	**	5	\$3,100	
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Marble Panels	15%			LIFE	**	5	\$13,900	
Terrazzo	25%	0-2	\$77,800	LIFE	**	5	\$24,200	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Corridors</i>							
Vinyl Tile	5%	Now	\$57,000	2035	**	3	\$2,300	
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Room G25, Custodians Office And Throughout</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Custodians Office And Throughout</i>							
Vinyl Tile	35%			2025	\$398,700	3	\$16,200	
Interior Walls								
Gypsum Board	13%			LIFE	**	5	\$8,500	
Marble Panels	20%			LIFE	**			
Plaster	10%			LIFE	**	5	\$3,300	
Plaster	10%	Now	\$9,500	LIFE	**	5	\$3,300	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Tower, Room 200, 218, Basement</i>							
	<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Tower</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Tower</i>							
Plaster	45%			LIFE	**	5	\$14,800	
Wood	2%			LIFE	**	5	\$8,800	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	5%	Now	\$62,300	2045	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	20%	0-2	\$10,800	2038	**	5	\$12,400	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%			LIFE	**	5	\$7,700	
Plaster	50%			LIFE	**	5	\$38,600	
Plaster	15%	Now	\$26,400	LIFE	**	5	\$11,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Tower And Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Tower And Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2025	\$42,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 3000 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2025	\$185,300	5	\$2,000	
Raceway								
Conduit	90%			2025	\$112,000	1		
Conduit	10%			2035	**	1		
Panelboards								
Fused Disc Sw	5%			2024	\$6,500	5	\$100	
Molded Case Bkrs	20%			2033	**	5	\$400	
Molded Case Bkrs	75%			2024	\$97,200	5	\$1,500	
Wiring								
Braided Cloth	15%	2-4	\$25,100	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	65%			2025	\$108,700	1		
Thermoplastic	20%			2035	**	1		
Motor Controllers								
Locally Mounted	100%			2023	\$63,000	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	**	1	\$23,500	
Generators								
Diesel	100%			2040	**	1	\$29,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 1- 450 Kw</i>								
Batteries								
Lead/Acid	100%			2020	\$1,600	5	\$2,800	
Fuel Storage								
Day Tank	50%			2050	**	5	\$7,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 23 Gallons</i>								
Main Tank	50%			2065	**	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	50%			2030	**	10	\$35,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	35%			2035	**	10	\$24,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2035	**	10	\$7,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	5%			2020	\$52,300	2	\$100	
Egress Lighting								
Emergency, Service	35%			2030	**	1		
Emergency, Service	20%			2035	**	1		
Emergency, Battery	5%			2030	**	10	\$900	
Exit, LED	35%			2065	**	1		
Exit, Service	5%			2025	\$1,400	1		
Exterior Lighting								
HID	70%			2020	\$218,500	10	\$200	
Incandescent	30%			2020	\$79,500	2		
Lightning Protection								
Arresters/Cabling								
Generic	100%			2028	**	5	\$2,200	
Alarm								
Security System								
Generic	100%			2030	**	1	\$28,500	
Fire/Smoke Detection								
Generic, Digital	100%			2030	**	1-3	\$48,400	

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	**	1		
Conversion Equipment								
Steam Boiler	100%			2030	**	1	\$75,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	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		1	\$135,900	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,500	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement, 1st Floor, 2nd Floor</i>								
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2030	**	1		
Water Heater								
Gas Fired	100%			2023		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	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (1) B, G, 1-4 And (1) B - G</i>								
<i>Explanation : Two Units</i>								
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 : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$283,500	\$39,900
Electrical		\$345,900
Mechanical		\$137,800
Total	\$283,500	\$523,600
Importance Code A	\$283,500	\$39,900
Importance Code B		\$483,700
Total	\$283,500	\$523,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$30,900			
Interior Architecture	\$55,000	\$600		\$5,300
Electrical	\$300	\$600	\$300	\$900
Mechanical	\$4,700	\$2,600	\$5,100	\$9,900
Total	\$90,900	\$3,800	\$5,500	\$16,100
Importance Code A	\$32,700	\$1,800	\$1,800	\$2,000
Importance Code B	\$25,800	\$2,000	\$3,700	\$14,100
Importance Code C	\$32,500			
Total	\$90,900	\$3,800	\$5,500	\$16,100



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$238,600	LIFE	**	5	\$39,900	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above Lintels, Basement Level</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%	4+	\$45,000	LIFE	**	5	\$5,600	
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Wood	5%	0-2	\$16,500	2031	**	5	\$6,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Around Windows</i>								
Windows								
Aluminum	100%	Now	\$9,400	2042	**	5	\$2,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Asphalt Shingle	100%	Now	\$5,100	2035	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	25%			2027		3	\$13,500	
Cast in Place Concrete	5%			LIFE	**	5	\$2,900	
Ceramic Tile	5%	0-2	\$1,300	2029	**	5	\$700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Cer/Brk	2%			2034	**	5	\$1,200	
Marble Panels	2%			LIFE	**	5	\$400	
Terrazzo	5%	Now	\$1,200	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	56%	Now	\$12,700	2031	**	3	\$5,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$5,500	2029	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%	Now	\$15,600	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Plaster	70%	Now	\$11,300	LIFE	**	5	\$8,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2nd Floor Womens Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Corridor At Bottom Of Stair</i>								
Wood	20%			LIFE	**	5	\$32,400	
Ceilings								
Exposed Concrete	20%			LIFE	**	5	\$800	
Plaster	60%			LIFE	**	5	\$10,100	
Plaster	20%	Now	\$3,900	LIFE	**	5	\$3,400	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Courtrooms</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2036	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 600 Amps Main Disconnect Switch</i>								
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								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	90%			2026	\$263,900	10	\$14,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T8 Lamps</i>						
Fluorescent	5%			2026	\$14,700	10	\$800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using Compact Fluorescent Lamps</i>						
Incandescent	5%			2026	\$14,700	2		
Egress Lighting								
Emergency, Battery	50%			2026	\$12,000	10	\$2,200	
Exit, Service	50%			2026	\$3,000	1		
Exterior Lighting								
HID	100%			2026	\$67,400	10	\$100	
Alarm								
Security System								
No Component	50%							
Generic	50%			2026	\$27,000	1	\$3,400	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2046	**	1		
Conversion Equipment								
Steam Boiler	100%			2039	**	1	\$17,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Steam Piping/Pump	100%			2036	**	4	\$900	
Terminal Devices								
Convactor/Radiator	100%			2031	**	1	\$5,800	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	60%			2027	\$137,800	2	\$700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Attic</i>						
		<i>Explanation : No Access To Check Refrigerant</i>						
Window/Wall Unit	20%			2021	\$7,300	1		
No Component	20%							

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Heat Rejection							
Air 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							
Galv Iron/Steel	100%			2031	**	1	
Water Heater							
Gas Fired	100%			2025	\$4,100	2	\$300
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Boiler Room</i>					
		<i>Explanation : 1 Unit, 50 Gal</i>					
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Rigid Piping	100%			2026	\$11,000	4	\$2,500
Fixtures							
Generic	100%						

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

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

Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$612,100	\$44,900
Interior Architecture	\$74,400	\$135,500
Electrical	\$185,500	\$179,200
Mechanical		\$413,600
Total	\$871,900	\$773,200
Importance Code A	\$612,100	\$44,900
Importance Code B	\$259,900	\$728,300
Total	\$871,900	\$773,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$7,700			\$7,400
Interior Architecture	\$30,100	\$4,000	\$1,000	\$3,800
Electrical	\$400	\$500	\$700	\$6,900
Mechanical	\$6,300	\$2,900	\$3,400	\$45,300
Total	\$44,500	\$7,400	\$5,100	\$63,500
Importance Code A	\$9,800	\$2,100	\$2,100	\$9,800
Importance Code B	\$11,400	\$5,200	\$2,000	\$53,700
Importance Code C	\$23,400		\$1,000	
Total	\$44,500	\$7,400	\$5,100	\$63,500



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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND CRIMINAL COURT
Asset # : 4165

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND CRIMINAL COURT
Asset # : 4165

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2022	\$45,200	3	\$5,400	
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	\$6,800	2026	\$135,500	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	\$5,100	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	\$7,800	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
Marble Panels	5%			LIFE	**			
Plaster	65%	0-2	\$10,500	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	\$74,400	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2026	\$4,800	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600a Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2026	\$72,600	5	\$600	
Raceway								
Conduit	100%			2026	\$35,000	1		

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND CRIMINAL COURT
Asset # : 4165

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								
Panelboards								
Fused Disc Sw	5%			2025	\$1,500	5		
Molded Case Bkrs	95%			2025	\$28,100	5	\$500	
Wiring								
Thermoplastic	100%			2026	\$51,000	1		
Motor Controllers								
Locally Mounted	100%			2024	\$55,600	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	20%			2021	\$70,000	10	\$3,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	70%			2034	* *	10	\$13,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	10%			2021	\$35,000	10	\$2,000	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Court Room, Lobby And 1st Floor</i>						
Egress Lighting								
Emergency, Battery	50%			2026	\$14,400	10	\$2,600	
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
HID	100%			2021	\$80,500	10	\$100	
Alarm								
Security System								
No Component	50%							
Generic	50%			2026	\$32,200	1	\$4,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : CCTV Surveillance Camera System</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2036	* *	1		

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND CRIMINAL COURT
Asset # : 4165

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
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								
Steam Piping/Pump	100%			2026	\$148,800	4	\$1,600	
Terminal Devices								
Convactor/Radiator	100%			2024	\$201,200	1	\$6,900	
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	30%	0-2	\$3,000	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	\$30,700	1		
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$3,600	
No Component	70%							
Exhaust Fans								
Roof	30%			2026	\$5,100	2	\$200	
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2026	\$63,600	1		
Water Heater								
Gas Fired	100%			2025	\$5,000	2	\$300	
			<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)								
Rigid Piping	100%			2021	\$11,000	4	\$1,600	
Fixtures								
Generic	100%							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND CRIMINAL COURT
Asset # : 4165

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

Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

Asset Name : STATEN ISLAND FAMILY COURT
Address : 100 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0049.000 / 13692 **Yr Built/Renovated** : 1931 /
Area Sq Ft : 10,800 **Project Type** : REAL PROPERTY
Date of Survey : 21-May-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 9 **Lot** : 22 **BIN** : 5000090

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,802,900	\$464,700
Interior Architecture		\$148,900
Electrical		\$330,000
Total	\$1,802,900	\$943,600
Importance Code A	\$1,802,900	\$464,700
Importance Code B		\$478,900
Total	\$1,802,900	\$943,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture			\$2,300	
Interior Architecture	\$2,000	\$2,400	\$19,300	\$2,000
Electrical	\$5,000	\$11,500	\$100	\$100
Mechanical	\$33,400	\$17,200	\$2,600	\$1,500
Total	\$40,400	\$31,100	\$24,300	\$3,700
Importance Code A	\$1,100	\$1,200	\$3,300	\$1,100
Importance Code B	\$39,300	\$29,900	\$21,000	\$2,600
Importance Code C				
Total	\$40,400	\$31,100	\$24,300	\$3,700



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND FAMILY COURT
Asset # : 13692

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	100%	Now	\$1,759,300	LIFE	**	5	\$389,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Explanation : Sidewalk Shed In Place</i>								
<hr/>								
Windows								
Aluminum	100%			2040	**	5	\$4,500	
<hr/>								
Parapets								
Cast Stone/Terra Cotta	70%			LIFE	**	5	\$13,300	
Masonry: Brick	30%			LIFE	**	5	\$700	
<hr/>								
Roof								
Metal Panel	60%	Now	\$43,600	2029	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Painted Surfaces</i>								
<hr/>								
Modified Bitumen	40%			2024		10	\$11,900	
<hr/>								
Interior								
Floors								
Carpet	5%			2020	\$18,600	3	\$2,000	
Cast in Place Concrete	7%			LIFE	**	5	\$4,100	
Marble Panels	3%			LIFE	**	5	\$600	
Quarry Tile	5%			2029	**	5	\$2,000	
Terrazzo	20%			LIFE	**	5	\$4,200	
Vinyl Tile	60%			2024	\$148,900	3	\$8,100	
<hr/>								
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$2,400	
Masonry: Brick	15%			LIFE	**			
Plaster	60%			LIFE	**	5	\$7,300	
Wood	10%			LIFE	**	5	\$16,200	
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	10%			2029	**	5	\$2,700	
Exposed Concrete	10%			LIFE	**	5	\$400	
Plaster	80%			LIFE	**	5	\$13,500	

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

Under 600 Volts

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

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								
Molded Case Bkrs	100%			2024	\$2,700	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 350 Amperes</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$52,900	5	\$300	
<hr/>								
Raceway								
Conduit	90%			2024	\$13,500	1		
Conduit	10%			2034	**	1		
<hr/>								
Panelboards								
Molded Case Bkrs	90%			2023	\$29,100	5	\$300	
Molded Case Bkrs	10%			2032	**	5		
<hr/>								
Wiring								
Braided Cloth	25%	2-4	\$4,700	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<hr/>								
Thermoplastic	75%			2034	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2022	\$40,500	5	\$100	
<hr/>								
Ground								
Grounding Devices								
Not Accessible	100%							
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	100%			2024	\$192,300	10	\$9,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2019	\$7,900	10	\$1,300	
Exit, Service	50%			2019	\$1,900	1		
<hr/>								
Exterior Lighting								
HID	100%			2024	\$44,200	10		
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	**	1	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby, Waiting Room And Outside</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								

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

Heating

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND FAMILY COURT
Asset # : 13692

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Steam Boiler	100%			2037	**	1	\$10,700	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Boiler</i>								
Distribution								
Steam Piping/Pump	100%			2034	**	4	\$800	
Terminal Devices								
Convactor/Radiator	100%			2029	**	1	\$3,500	
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	10%			2018	\$23,300	2	\$100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Reciprocating Compr/Chiller	15%			2024	\$6,000	1	\$800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : Attic</i>								
Window/Wall Unit	65%			2019	\$15,600	1		
No Component	10%							
Distribution								
Ductwork/Diffusers	25%			LIFE	**	2	\$3,500	
No Component	75%							
Terminal Devices								
Direct Expansion	15%			2024	\$4,900	1		
No Component	85%							
Heat Rejection								
Remote Air Cond	15%			2024	\$9,400	2	\$1,100	
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2023	\$2,700	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2018	\$7,200	4	\$2,500	
Fixtures								
Generic	100%							

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND FAMILY COURT
Asset # : 13692

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

Asset Name : STATEN ISLAND SUPREME COURT
Address : 18 RICHMOND TERRACE @ SCHUYLER ST.
Borough : STATEN ISLAND **Agency's Number** : 312-502
Program / Asset # : DGS0032.000 / 2042 **Yr Built/Renovated** : 1919 /
Area Sq Ft : 63,200 **Project Type** : REAL PROPERTY
Date of Survey : 21-May-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 7 **Lot** : 12 **BIN** : 5000064

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$92,100	\$96,900
Interior Architecture	\$141,500	\$103,700
Electrical	\$168,800	\$1,248,200
Mechanical	\$84,400	\$858,100
Total	\$486,900	\$2,307,000
Importance Code A	\$92,100	\$96,900
Importance Code B	\$394,800	\$2,210,000
Total	\$486,900	\$2,307,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture			\$7,300	
Interior Architecture	\$3,600	\$2,900	\$15,900	\$700
Electrical	\$39,700	\$12,000	\$8,400	\$6,900
Mechanical	\$5,700	\$13,400	\$9,200	\$4,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$56,900	\$36,200	\$48,600	\$19,500
Importance Code A		\$800	\$7,500	\$800
Importance Code B	\$56,900	\$35,400	\$41,200	\$18,700
Importance Code C				
Total	\$56,900	\$36,200	\$48,600	\$19,500



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

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND SUPREME COURT
Asset # : 2042

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Limestone	100%			LIFE	**	5	\$96,900	
Windows								
Aluminum	100%			2040	**	5	\$14,600	
Parapets								
Masonry: Limestone	100%			LIFE	**	5	\$9,900	
Roof								
Metal Panel	85%			2029	**	10	\$92,100	
Modified Bitumen	5%			2024	\$18,600	10	\$3,000	
Skylight, Metal/Glass	10%			2044	**	10	\$19,700	
Interior								
Floors								
Carpet	20%			2023	\$319,500	3	\$34,700	
Cast in Place Concrete	5%			LIFE	**	5	\$12,600	
Ceramic Tile	5%			2033	**	5	\$5,800	
Marble Panels	15%			LIFE	**	5	\$13,000	
Terrazzo	20%			LIFE	**	5	\$18,100	
Vinyl Tile	30%			2029	**	3	\$13,000	
Vinyl Tile	5%			2024	\$53,200	3	\$2,900	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Cast Stone/Terra Cotta	10%			LIFE	**			
Masonry: Brick	5%			LIFE	**			
Plaster	10%			LIFE	**	5	\$2,200	
Plaster	60%			LIFE	**	5	\$13,400	
Wood	10%			LIFE	**	5	\$29,900	
Ceilings								
AcousTileConcealSpLn	10%	0-2	\$101,200	2044	**	5	\$7,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
AcousTileSusp.Lay-In	5%			2029	**	5	\$5,800	
Exposed Concrete	5%	Now	\$40,300	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location :</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Storage Room</i>								
Glass: Susp Panels	10%			LIFE	**			
Plaster	15%			LIFE	**	5	\$10,800	
Plaster	55%			LIFE	**	5	\$39,700	

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

Under 600 Volts

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

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%			2050	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Low Voltage Power Circuit Breaker Rated @ 4000 Amperes</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2050	**	5	\$1,700	
<hr/>								
Raceway								
Conduit	80%			2024	\$85,800	1		
Conduit	20%			2050	**	1		
<hr/>								
Panelboards								
Molded Case Bkrs	20%			2023	\$14,600	5	\$300	
Molded Case Bkrs	80%			2046	**	5	\$1,300	
<hr/>								
Wiring								
Braided Cloth	20%	2-4	\$33,300	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	80%			2050	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2022	\$141,800	5	\$400	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$19,400	
<hr/>								
Generators								
Not Accessible	100%							
<hr/>								
Batteries								
Not Accessible	100%							
<hr/>								
Fuel Storage								
Not Accessible	100%							
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	85%			2024	\$956,700	10	\$49,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2019	\$112,600	10	\$5,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Attic, Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	5%			2019	\$56,300	2	\$100	
<hr/>								
Egress Lighting								
Emergency, Service	50%			2032	**	1		
Exit, Service	50%			2032	**	1		

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND SUPREME COURT
Asset # : 2042

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								
Exterior Lighting HID	100%			2032	**	10	\$200	
Alarm								
Security System No Component	70%							
Generic	30%			2032	**	1	\$7,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection Generic	100%			2032	**	1-3	\$39,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Campus Steam	100%			2034	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided From Adjacent Borough Hall Building</i>								
Conversion Equipment HTHW/HW Exchanger	100%			2027	\$18,600	2	\$3,900	
Distribution								
Steam Piping/Pump	100%			2034	**	4	\$4,700	
Terminal Devices								
Convactor/Radiator	90%			2022	\$582,000	1	\$18,400	
Unit Heater-Stm/HW	10%			2024	\$44,200	4	\$600	
Air Conditioning								
Energy Source Electricity	100%			2032	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	30%			2024	\$94,800	2	\$1,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : Courtyard</i>								
Window/Wall Unit No Component	60%			2019	\$84,400	1		
	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$35,200	
Exhaust Fans								
Interior	100%			2024	\$75,700	2	\$1,900	

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND SUPREME COURT
Asset # : 2042

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
H/C Water Piping							
Brass/Copper	70%			2044	* *	1	
Galv Iron/Steel	30%			2022	\$61,300	1	
Water Heater							
Electric	100%			2022	\$10,600	4	\$600
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : B-3</i>					
		<i>Explanation : 2 Units</i>					
Fire Suppression							
Standpipe							
Generic	100%			2034	* *	1-5	\$31,900
Sprinkler							
No Component	85%						
Generic	15%			2034	* *	1-2	\$2,700

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 : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$5,996,900	\$870,400
Interior Architecture	\$1,304,800	\$2,074,000
Electrical	\$269,800	\$273,200
Mechanical	\$1,002,800	\$443,900
Total	\$8,574,300	\$3,661,500
Importance Code A	\$5,996,900	\$870,400
Importance Code B	\$2,031,200	\$2,649,900
Importance Code C	\$546,300	\$141,200
Total	\$8,574,300	\$3,661,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$34,000	\$7,400		\$40,800
Interior Architecture	\$27,300	\$55,000		\$75,700
Electrical	\$25,900	\$31,000	\$33,000	\$29,400
Mechanical	\$150,400	\$87,400	\$174,700	\$70,900
Elevators/Escalators	\$41,400	\$41,400	\$41,400	\$41,400
Total	\$279,100	\$222,300	\$249,100	\$258,200
Importance Code A	\$42,700	\$19,700	\$8,700	\$50,100
Importance Code B	\$227,800	\$202,700	\$240,400	\$208,100
Importance Code C	\$8,500			
Total	\$279,100	\$222,300	\$249,100	\$258,200



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
SUN BUILDING
Asset # : 2055

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Iron	3%	4+	\$21,400	LIFE		**		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Storefront Facades</i>								
Copper/Terne	8%	Now	\$81,900	2046		**		
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Courtyard Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 5th Floor Offices, North Wing</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 6th And 7th Floors</i>								
<i>Explanation : Located In Interior Courtyard</i>								
Fiberglass Panel	2%			2039		**	\$14,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Below Parapet Wall</i>								
<i>Explanation : Horizontal Banding</i>								
Masonry: Brick	10%	Now	\$129,600	LIFE		**	\$19,800	
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse And Interior Courtyard</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Areas - Interior Courtyard</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above Windows</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouses</i>								
Masonry: Marble	71%	0-2	\$5,504,600	LIFE		**	\$105,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations - All Facades</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations - All Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Cornice And Window Entablatures</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Above Storefront, All Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : All Facades</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 8%</i>								
<i>Location : Chambers Street And Reade Street Facades, Eastern Bays</i>								
Metal Panel	3%			2046		**	\$40,900	
<i>Deformed/Dented, Extent : Light, Area Affected : 15%</i>								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

SUN BUILDING

Asset # : 2055

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	3%			2046	**	5-10	\$40,900	
<i>Location : Interior Courtyard</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reade Street Elevation</i>								
<i>Explanation : Basement Windows</i>								
Metal Coiling Doors	3%			2031	**	5	\$18,600	
Windows								
Aluminum	2%			2042	**	5	\$1,200	
Metal Louvers	3%			2035	**	10	\$11,500	
Steel	3%			2042	**	5	\$23,000	
Wood	92%	0-2	\$114,900	2042	**	5	\$282,100	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Window Casings - Exterior Facades</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	10%	4+	\$7,600	LIFE	**	5	\$1,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Courtyard Parapet</i>								
Metal Cornice	15%			2061	**	10	\$5,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Balustrades And Entablatures</i>								
<i>Explanation : Cornice Material Actually Fiberglass</i>								
Metal Panel	5%			2046	**	5	\$2,300	
Metal Rail	60%			2039	**	5-10	\$131,300	
Metal Rail	10%			2031	**	5-10	\$21,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior Court</i>								
<i>Explanation : Wrought Iron</i>								
Roof								
Copper/Terne	15%	Now	\$5,100	2041	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor Offices From 6th Floor Terraces Above</i>								
Modified Bitumen	75%	2-4	\$86,200	2026			\$431,200	
<i>Alligating, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Perimeter Corners</i>								
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ridging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	20%			2025	\$1,217,900	3	\$132,100	
Cast in Place Concrete	10%	Now	\$148,800	LIFE	**	5	\$96,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Sub-basement / Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Sub-basement / Basement</i>								
Ceramic Tile	5%			2029	**	5	\$22,000	
Marble Panels	5%			LIFE	**	5	\$16,500	
Terrazzo	15%			LIFE	**	5	\$51,600	
Vinyl Tile	40%	4+	\$324,500	2026	\$1,622,500	3	\$66,100	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Dob Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Wood	5%			2041	**	5	\$41,300	
Interior Walls								
Cast in Place Concrete	2%	Now	\$215,000	LIFE	**			
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Chiller Room, Sublevel Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Sidewalk Vault</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Sidewalk Vault</i>								
<i>Explanation : Corrosion On Steel Columns</i>								
Glazed Ceramic Panel	20%			LIFE	**			
Gypsum Board	60%			LIFE	**	5	\$141,200	
Masonry: Brick	10%	Now	\$331,300	LIFE	**			
<i>Spalling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement, Steam Room, Sidewalk Vault At Reade St</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement, Steam Room, Sidewalk Vault At Reade St</i>								
Plaster	5%	Now	\$8,500	LIFE	**	5	\$5,900	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Corridor Outside Chief Engineer Office</i>								
Plaster	3%			LIFE	**	5	\$3,500	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

SUN BUILDING

Asset # : 2055

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	15%			2031	**	5	\$66,100	
AcousTileSusp.Lay-In	55%			2031	**	5	\$242,200	
Exposed Concrete	10%	Now	\$76,800	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Chiller Room</i>								
Masonry:Vault Struct	5%	Now	\$87,300	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vault Under Sidewalk - Reade Street</i>								
<i>Loose Units, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vault Under Sidewalk - Reade Street</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Sidewalk Vault - Reade Street</i>								
Plaster	15%	Now	\$18,800	LIFE	**	5	\$41,300	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Corridor Leading To Loading Docks</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Amps, One 2000 Amps And One 1600 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2039	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Three 45 Kva 208hv - 208/120lv</i>								
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		1	\$273,200	
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		Priority	
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	**			
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Engineers Office</i>						
		<i>Explanation : Most Of The Controllers Are Monitored By Bms</i>						
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	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room Sub-basement</i>						
		<i>Explanation : One 450 Kw</i>						
Batteries								
Lead/Acid	100%			2020	\$1,600	5	\$10,900	
Fuel Storage								
Day Tank	50%			2042	**	5	\$27,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room Sub-basement</i>						
		<i>Explanation : One 125 Gallons</i>						
Main Tank	50%			2054	**	5	\$4,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Sub-basement</i>						
		<i>Explanation : One 550 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	90%			2031	**	10	\$242,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	10%			2031	**	10	\$27,000	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Lobby And Hallways</i>						
Egress Lighting								
Emergency, Service Exit, LED	60%			2031	**	1		
	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	Priority

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2031

* *

1-3

\$54,400

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

Heating

Energy Source

Utility Steam

100%

2046

* *

1

Conversion Equipment

Heat Exchanger

60%

2035

* *

1

\$87,300

Pres. Reducing Valve/LP

40%

2029

* *

5

\$7,000

Steam

Distribution

Hot Wtr Piping/Pump

90%

2042

* *

4

\$19,600

Steam Piping/Pump

10%

2036

* *

4

\$1,500

Terminal Devices

Unit Heater-Stm/HW

2%

2031

* *

4

\$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

Chilled Wtr Pipe/Pump

100%

2046

* *

4

\$21,800

Terminal Devices

Air Handler/Cool/Ht

20%

2031

* *

1

\$36,400

Fan Coil - Cool/Heat

80%

2031

* *

1

\$76,000

Heat Rejection

Water Cooling Tower

100%

2020

\$914,900

2

\$296,100

Ventilation

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$164,100	
Exhaust Fans								
Interior	80%			2026	\$281,900	2	\$7,200	
Roof	20%			2026	\$50,700	2	\$1,800	
Plumbing								
H/C Water Piping								
Brass/Copper	25%			2036	**	1		
Galv Iron/Steel	75%			2031	**	1		
Water Heater								
Electric	100%			2021	\$49,400	4	\$1,700	
HW Heat Exchanger								
High Temp	80%			2036	**	4	\$23,300	
Low Temp	20%			2036	**	4	\$5,800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2019	\$7,200	4	\$2,500	
Backflow Preventer								
Generic	100%			2026	\$30,900	1	\$18,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Freight Sub-basement : 8th Floor; Passengers From 1 : 7th Floor</i>								
<i>Explanation : One Freight Unit And 5 Passenger Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2046	**	1-5	\$148,300	
Sprinkler								
Generic	100%			2046	**	1-2	\$82,400	
Fire Pump								
Generic	100%			2035	**	1	\$54,900	

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$3,918,000	\$596,700
Interior Architecture	\$2,744,800	\$648,800
Electrical	\$2,921,300	\$1,834,400
Mechanical	\$926,000	\$414,000
Total	\$10,510,000	\$3,494,000
Importance Code A	\$4,006,500	\$770,300
Importance Code B	\$4,980,500	\$2,587,000
Importance Code C	\$1,523,000	\$136,700
Total	\$10,510,000	\$3,494,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$2,100			
Interior Architecture		\$16,700	\$7,600	\$13,000
Electrical	\$7,900	\$12,100	\$10,300	\$67,600
Mechanical	\$103,400	\$32,800	\$55,300	\$50,600
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$152,900	\$101,100	\$112,700	\$170,600
Importance Code A	\$2,700	\$4,800	\$1,300	\$400
Importance Code B	\$150,200	\$85,200	\$111,400	\$170,200
Importance Code C		\$11,000		
Total	\$152,900	\$101,100	\$112,700	\$170,600



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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	
Exterior								
Exterior Walls								
Bronze/Brass	5%			LIFE		**		
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 7th Floor</i>								
<i>Explanation : Dormer Windows</i>								
Masonry: Granite	95%	0-2	\$622,700	LIFE		**	5	\$178,700
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Decorative Elements - Interior Courtyard</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 85%</i>								
<i>Location : All Exterior Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Courtyard</i>								
Windows								
Wood	100%	Now	\$2,708,000	2051		**	5	\$332,300
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES

Asset # : 2052

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Copper/Terne	5%	Now	\$2,100	2054	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 16%</i>								
<i>Location : 6th Floor Cornice</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor Courtrooms From 6th Floor Cornice</i>								
Metal Panel	3%			2043	**	10	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 7th Floor</i>								
<i>Explanation : Dormer Windows</i>								
Modified Bitumen	30%			2026	\$85,700	10	\$13,600	
Skylight, Metal/Glass	27%	Now	\$587,300	2036	**			
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rotunda Over Lobby</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rotunda Over Lobby</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Skylight Over Rotunda.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rotunda Over Lobby</i>								
Slate	35%			LIFE	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mansard Roof</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$66,200	
Ceramic Tile	5%			2035	**	5	\$15,100	
Mosaic Tile	40%	2-4	\$588,500	2031	**	5	\$151,300	
<i>Horizontal Cracks, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd - 5th Floor Lobbies</i>								
Marble Panels	15%	2-4	\$222,700	LIFE	**	5	\$34,000	
<i>Horizontal Cracks, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stair Treads; Various Locations.</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair Treads, Various Locations</i>								
Terrazzo	15%	2-4	\$114,300	LIFE	**	5	\$35,500	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : 8th Floor Hallway.</i>								
Vinyl Tile	15%			2034	**	3	\$17,000	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES

Asset # : 2052

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	3%			2029	**	5	\$22,000	
Masonry: Brick	10%			LIFE	**			
Metal Panel	5%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Radiator And Vent Covers, Electrical Panels</i>								
<i>Explanation : Decorative Bronze Grilles</i>								
Marble Panels	20%	Now	\$1,523,000	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Perimeter Radiators In Corridors, Offices, Judges Chambers.</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Decorative Treatments At Doors - 1st Floor And Basement Level</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Walls Surrounding Main Vaulted Space At The 1st Level.</i>								
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	\$42,100	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lobby Rotunda</i>								
Mosaic Tile	5%			LIFE	**	1		
Plaster	20%	0-2	\$33,000	LIFE	**	5	\$64,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th Floor Court Room Ceiling.</i>								
Plaster	60%	Now	\$221,100	LIFE	**	5	\$194,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Sub-basement Ceiling.</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2026	\$59,600	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room (Sub-basement)</i>								
<i>Explanation : Two 2000 Amps Main Disconnect Switch</i>								
Fused Disc Sw	30%			2026	\$25,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room (Basement)</i>								
<i>Explanation : One 1600a Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	20%			2046	**	5	\$200	
Fused Disc Sw	80%			2026	\$296,500	5	\$700	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES

Asset # : 2052

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	10%			2046	**	1		
Conduit	90%			2026	\$380,400	1		
Panelboards								
Fused Disc Sw	5%			2025	\$19,400	5	\$200	
Molded Case Bkrs	10%			2042	**	5	\$500	
Molded Case Bkrs	85%			2025	\$330,300	5	\$4,500	
Wiring								
Braided Cloth	80%	2-4	\$520,900	2051	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 90%</i>						
		<i>Location : Throughout</i>						
Thermoplastic	20%			2046	**	1		
Motor Controllers								
Locally Mounted	30%			2024	\$243,100	5	\$400	
Motor Control Center	65%			2024	\$499,000	5	\$3,600	
Variable Frequency Drive	5%			2046	**			
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Custodian Engineer Office</i>						
		<i>Explanation : All Controllers Monitored By Bms</i>						
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,000	
Lighting								
Interior Lighting								
Fluorescent	55%			2021	\$1,980,700	10	\$102,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Lamp T-12</i>						
Fluorescent	10%			2034	**	10	\$18,500	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Incandescent	35%			2031	**	2	\$1,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>						
		<i>Location : Court Rooms, Corridors And Lobby</i>						
		<i>Explanation : Ornate Chandeliers In Courtrooms And Pendant Fixtures In Corridors</i>						
Egress Lighting								
Emergency, Battery	60%			2021	\$177,300	10	\$29,300	
Exit, Service	40%			2021	\$29,200	1		
Exterior Lighting								
Incandescent	20%			2021	\$140,400	2	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Main Entrance</i>						
		<i>Explanation : 8 (pole Mounting Type)</i>						
No Component	80%							

Alarm

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES

Asset # : 2052

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

Security System

No Component

70%

Generic

30%

2031

**

1

\$22,700

Fire/Smoke Detection

No Component

50%

Generic, Digital

50%

2031

**

1-3

\$62,300

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%

2036

**

1

HTHW/HW

20%

2036

**

1

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

Location : B, 2 Only

Explanation : Hot Water Supplied From Nearby Building On Centre St / Serves B And 2 Only

Conversion Equipment

Heat Pump

5%

0-2

\$88,500

2031

**

2

\$2,500

Malfunctioning, Extent : Moderate, Area Affected : 40%

Location : Throughout First Floor, Multiple Mechanical And Or Electrical Defects

Heat Pump

5%

2024

\$88,500

2

\$3,100

Pres. Reducing Valve/LP

80%

2029

**

5

\$9,600

Steam

No Component

10%

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

Location : Sub-basement

Explanation : Air Handlers Are Equipped With Steam Heating Coil However, The Chilled Water Coil Duals As A Heating Coil.

Distribution

Hot Wtr Piping/Pump

20%

Now

\$9,900

2034

**

4

\$2,000

Leak Evident, Extent : Moderate, Area Affected : 20%

Location : Sub-basement

Steam Piping/Pump

80%

2036

**

4

\$8,000

Terminal Devices

Air Handler

2%

0-2

\$21,300

2036

**

1

\$2,300

Other Observation, Extent : Severe, Area Affected : 10%

Location : Sub-basement

Explanation : Equipment Has Multiple Dysfunction Components

Air Handler

5%

2031

**

1

\$6,300

Air Handler

8%

2021

\$85,000

1

\$10,000

On Extended Life, Extent : Moderate, Area Affected : 10%

Location : Sub-basement

Convactor/Radiator

80%

2031

**

1

\$52,300

Fan Coil Unit/Heat

5%

2031

**

1

\$3,300

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES

Asset # : 2052

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
District C.W.	20%			2036	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : From Centre St Building</i>								
<i>Explanation : Serves 2nd Floor Air Handling Unit Only</i>								
Electricity	80%			2042	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2021	\$148,700	1	\$18,800	
<i>Not in Service, Extent : Light, Area Affected : 5%</i>								
<i>Location : Sub-basement, Chilled Water Is Presently Being Provided From One Center Street</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Sub-basement</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
Window/Wall Unit	70%			2019	\$315,200	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Equipment Serviced By Others</i>								
No Component	10%							
Distribution								
Chilled Wtr Pipe/Pump	20%			2036	* *	4	\$2,000	
Chilled Wtr Pipe/Pump	10%			2046	* *	4	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Sub-basement To Roof</i>								
<i>Explanation : System Serves To Reject And Absorb Heat From First And Fifth Floor Heat Pumps</i>								
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2021	\$167,500	1	\$25,000	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Equipment Already Accounted For Under The Heating Section Of This Report</i>								
No Component	80%							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES

Asset # : 2052

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Water Cooling Tower	10%			2024	\$56,600	2	\$20,400	
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : The Chiller Plant Is Presently Not In Service</i>								
Water Cooling Tower	10%			2027	\$56,600	2	\$20,400	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : Cooling Tower Is Utilized As A Heat Sink For The Heat Pumps Throughout The First And Fifth Floors.</i>								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$112,800	
Exhaust Fans								
Interior	25%			2021	\$60,500	2	\$1,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
Interior	25%			2021	\$60,500	2	\$1,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
Interior	10%			2031	* *	2	\$600	
No Component	20%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Equipment Already Accounted For Under The Heating Section Of This Report</i>								
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
<i>No Water Meter, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
HW Heat Exchanger								
Low Temp	100%			2036	* *	4	\$20,000	
Sanitary Piping								
Cast Iron	5%	Now	\$23,800	LIFE	* *	1		
<i>Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Sub-basement</i>								
Cast Iron	95%			LIFE	* *	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES

Asset # : 2052

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping								
Cast Iron	95%			LIFE	**	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Cast Iron	5%	Now	\$15,300	LIFE	**	1		
	<i>Damaged, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Sixth Floor, Probable Defective Roof Drains</i>							
Sump Pump(s)								
Submersible	100%			2018	\$7,200	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2026	\$12,000	4	\$2,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Sub-basement</i>							
	<i>Explanation : Duplex</i>							
Fixtures								
Generic	100%							
	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : (1) S - 8, (3) B - 8</i>							
	<i>Explanation : 4 Units</i>							
Hydraulic	20%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Street To 1</i>							
	<i>Explanation : 1 Unit</i>							
Fire Suppression								
Standpipe								
Generic	100%			2046	**	1-5	\$102,000	
Fire Pump								
Generic	100%			2022	\$162,300	1	\$37,800	

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$346,300	\$317,300
Interior Architecture	\$39,200	\$211,400
Electrical	\$143,700	
Mechanical	\$73,300	\$38,800
Total	\$602,500	\$567,500
Importance Code A	\$346,300	\$317,300
Importance Code B	\$256,100	\$211,400
Importance Code C		\$38,900
Total	\$602,500	\$567,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$34,400			
Interior Architecture	\$74,000	\$12,300	\$14,700	\$36,600
Electrical	\$25,800	\$26,000	\$23,100	\$33,700
Mechanical	\$46,900	\$31,600	\$38,300	\$61,900
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$200,800	\$89,600	\$95,800	\$152,000
Importance Code A	\$34,400	\$4,700	\$300	
Importance Code B	\$166,400	\$78,500	\$95,500	\$152,000
Importance Code C		\$6,500		
Total	\$200,800	\$89,600	\$95,800	\$152,000



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DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)

Asset # : 2053

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Marble	100%			LIFE	**	5	\$119,100	
Windows								
Steel	20%			2033	**	5	\$94,400	
Wood	80%			2033	**	5	\$302,100	
Parapets								
Masonry: Marble	95%			LIFE	**	5	\$27,400	
Metal Rail	5%			2038	**	5-10	\$20,700	
Roof								
Cast in Place Concrete	5%	Now	\$12,000	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Sidewalk Over Steam Room In Basement</i>								
Metal, Corrugated	75%			2038	**	1		
Metal Panel	5%			2038	**	10	\$9,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Near Flashings</i>								
<i>Explanation : Lead Coated Roof</i>								
Skylight, Metal/Glass	15%	Now	\$148,100	2045	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Rotunda</i>								
Interior								
Floors								
Carpet	25%			2024	\$810,800	3	\$117,300	
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	\$29,300	
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$13,000	
Concrete Masonry Unit	5%			LIFE	**	5	\$5,200	
Masonry: Brick	25%			LIFE	**			
Granite Panels	5%			LIFE	**			
Marble Panels	10%			LIFE	**			
Plaster	15%			LIFE	**	5	\$11,700	
Plaster	35%			LIFE	**	5	\$27,200	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)

Asset # : 2053

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2038	**	5	\$33,700	
Exposed Concrete	5%	Now	\$39,200	LIFE	**	5	\$1,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Below Steps At Main Entrance</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Below Steps At Main Entrance</i>								
<i>Explanation : Corroded Steel Angle</i>								
Exposed Struc: Steel	2%	Now	\$20,500	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steam Room, Outside Trash Elevator</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Steam Room</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 4000 Amperes</i>								
Switchgear / Switchboard								
Air Circuit Breaker	20%			2045	**	5	\$200	
Fused Disc Sw	20%			2045	**	5	\$100	
Molded Case Bkrs	60%			2045	**	5	\$2,500	
Raceway								
Busway	5%			2038	**	1		
Conduit	95%			2045	**	1		
Panelboards								
Molded Case Bkrs	100%			2041	**	5	\$4,100	
Wiring								
Busway	5%			2038	**	1		
Thermoplastic	95%			2045	**	1		
Motor Controllers								
Locally Mounted	50%			2038	**	5	\$500	
Variable Frequency	50%			2038	**			
Drive								

Ground

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)

Asset # : 2053

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	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$48,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1- Transfer Switch Is Serving The City Hall Building</i>						
Generators								
Diesel	100%			2034	**	1	\$60,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 2- 400 Kw Generators - One Generator Is Serving The City Hall Building</i>						
Batteries								
Lead/Acid	100%			2019	\$1,600	5	\$5,800	
Fuel Storage								
Day Tank	50%			2041	**	5	\$14,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 2- 100 Gallon Capacity</i>						
Main Tank	50%			2053	**	5	\$2,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 10,000 Gallon Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	80%			2030	**	10	\$115,000	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices And Basement</i>						
Fluorescent	20%			2030	**	10	\$28,700	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Lobby, Staircases And Receiving Room</i>						
Egress Lighting								
Emergency, Service	50%			2030	**	1		
Exit, LED	50%			2053	**	1		
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	**	1	\$17,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : C C T V Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2030	**	1-3	\$99,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Smoke Detectors, Manual Pull Stations, Horns, Strobe Lights, Alarm Bells</i>						

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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)
Asset # : 2053

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%			2035	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam From Con Edison</i>								
<hr/>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2034	**	5	\$9,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Steam Room</i>								
<i>Explanation : 2 New Heat Exchangers</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$17,100	2047	**	4	\$7,700	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Bms Not Working Properly</i>								
<hr/>								
Terminal Devices								
Air Handler	60%			2030	**	1	\$58,100	
Fan Coil Unit/Heat	40%			2030	**	1	\$20,200	
<hr/>								
Air Conditioning								
Energy Source								
District C.W.	100%			2045	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : From Adjacent One Centre Street - Municipal Building</i>								
<hr/>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2045	**	4	\$7,700	
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	80%			2030	**	1	\$77,500	
Fan Coil - Cool/Heat	20%			2030	**	1	\$10,100	
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$73,300	LIFE	**	2-5	\$87,400	
<i>Damaged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Steam Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : No Exhaust Fan Causes High Temperature In Reheat Station Room</i>								
<hr/>								
Exhaust Fans								
Interior	100%			2030	**	2	\$4,800	
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	**	1		
<hr/>								
HW Heat Exchanger								
Low Temp	100%			2045	**	4	\$15,500	
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)

Asset # : 2053

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2030	**	4	\$2,500	
Backflow Preventer								
Generic	100%			2033	**	1	\$9,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : (3) B - Attic, (1) 1-4, (1) B-4</i>						
		<i>Explanation : 4 Units</i>						
Hydraulic	10%			LIFE	**			
		<i>Other Observation, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : B - G</i>						
		<i>Explanation : 1 Freight Unit. Oil Leaking From The Pump Room In Basement</i>						
Fire Suppression								
Standpipe								
Generic	100%			2051	**	1-5	\$81,900	
Sprinkler								
No Component	40%							
Generic	60%			2051	**	1-2	\$26,300	
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
		<i>Location : B. 1st, 4th, Attic</i>						
		<i>Explanation : No Sprinkler For 2nd And 3rd Floors</i>						
Fire Pump								
Generic	100%			2034	**	1	\$29,300	

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

Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

Asset Name : PIER AT 44TH DRIVE
Address : FOOT OF 44TH DRIVE EAST CHANNEL, EAST RIVER
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCAS004.000 / 14020 **Yr Built/Renovated** :
Area Sq Ft : 2,500 **Project Type** : REAL PROPERTY
Date of Survey : 19-Apr-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : **Lot** : **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE

Total

Importance Code

Total



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
PIER AT 44TH DRIVE
Asset # : 14020

Piers System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural							
Deck							
Under Construction	100%						
Pile Caps							
Under Construction	100%						
Piles and Bracing							
Under Construction	100%						
Fender							
Wales and Chocks							
Under Construction	100%						
Piles							
Under Construction	100%						
Deck Elements							
Railing							
Under Construction	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 : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Bulkheads		\$498,800
Total		\$498,800
Importance Code B		\$498,800
Total		\$498,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Bulkheads	\$47,500		\$200	\$7,100
Total	\$47,500		\$200	\$7,100
Importance Code A	\$29,200			
Importance Code B	\$18,400		\$200	\$7,100
Total	\$47,500		\$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.

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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	**	5-10	\$3,300	
			<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+	\$27,500	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	\$14,700	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		5	\$300	
Topsoil	5%	Now	\$3,700	2027		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			\$498,800	

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

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

Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

Asset Name : GRAVITY WALL W/REVTMENT
Address : ALONG UTOPIA PARKWAY BETWEEN 12TH AVE. AND CRYDERS LANE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCAS005.000 / 14025 **Yr Built/Renovated** :
Linear Ft : 903 **Project Type** : REAL PROPERTY
Date of Survey : 12-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 4613 **Lot** : 1 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Bulkheads	\$1,220,600	\$110,000
Total	\$1,220,600	\$110,000
Importance Code A	\$984,700	\$68,900
Importance Code B	\$137,200	\$41,100
Importance Code C	\$98,800	
Total	\$1,220,600	\$110,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Bulkheads	\$27,500			\$4,400
Total	\$27,500			\$4,400
Importance Code A	\$400			
Importance Code B	\$21,800			\$4,400
Importance Code C	\$5,400			
Total	\$27,500			\$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	**	5-10	\$1,500	
	<i>Displaced Elements, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Above Displaced Stone Wall Elements</i>							
	<i>Spalling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : From 380 Feet To 400 Feet From South</i>							
No Component	10%							
Gravity Wall								
Concrete	10%			LIFE	**	5-10	\$700	
	<i>Cracking, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Stone	55%			LIFE	**	5	\$84,200	
Stone	35%	Now	\$942,600	LIFE	**	5	\$26,800	
	<i>Displaced Elements, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : From 760 Feet To 850 Feet From Southern Outfall</i>							
	<i>Missing Part, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : At 133, 410, 560, 630, 660, And 890 Feet From Southern Outfall</i>							
	<i>Progressing Scour, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Undermined Sections At Northern 20 Feet And At 100 Feet From North</i>							
Revetment								
Stone	85%			LIFE	**	5	\$9,200	
Stone	15%	4+	\$98,800	LIFE	**	5	\$800	
	<i>Missing Part, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : At Either End</i>							
Backfill								
Fill								
Topsoil	5%	Now	\$9,600	2067	**			
	<i>Sinkhole, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Voids Around Majority Of Rail Posts</i>							
Not Accessible	95%							
Surface								
Asphalt	85%			2036	**	5	\$8,800	
	<i>Cracking, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Throughout</i>							
	<i>Settlement, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Throughout</i>							
Asphalt	15%	Now	\$12,100	2042	**	5	\$800	
	<i>Cracking, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Separation At Displaced Wall</i>							
	<i>Settlement, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : At North End</i>							
	<i>Sinkhole, Extent : Severe, Area Affected : 75%</i>							
	<i>Location : Voids Around Rail Posts</i>							
Deck Elements								

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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	\$96,000			
<i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
	Timber	30%	Now	\$41,100	2022	\$41,100			
<i>Broken, Extent : Severe, Area Affected : 25%</i>									
<i>Location : At 630 Feet From South</i>									
<i>Rotting/Splitting, Extent : Severe, Area Affected : 75%</i>									
<i>Location : Throughout And At 355, 436, 540, 560, 630 Feet From South</i>									

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

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

Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018	FY 2019	FY 2020	FY 2021
Bulkheads	\$39,200			\$8,600
Total	\$39,200			\$8,600
Importance Code B				\$8,600
Importance Code C	\$39,200			
Total	\$39,200			\$8,600



*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

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)	Estimated Cost	
Structural								
Coping/Curb Concrete	10%	Now	\$5,300	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	\$33,900	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	\$8,300	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 : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Bulkheads	\$560,800	
Total	\$560,800	
Importance Code B	\$126,900	
Importance Code C	\$433,900	
Total	\$560,800	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Bulkheads	\$31,800			
Total	\$31,800			
Importance Code B	\$31,800			
Importance Code C				
Total	\$31,800			



*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 #: 13943

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Revetment Stone	100%	Now	\$433,900	LIFE	**	5	\$3,600	1
<i>Erosion, Extent : Severe, Area Affected : 100%</i> <i>Location : Inadequate Armor Stone Throughout</i> <i>Progressing Scour, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i>								
Backfill Fill Topsoil	100%	Now	\$126,900	2066	**			
<i>Erosion, Extent : Severe, Area Affected : 100%</i> <i>Location : Full Length Embankment Failure And Progressing Scour Into Adjacent Properties</i>								
Surface Topsoil	100%	Now	\$31,800	2026	\$31,800	5	\$1,400	
<i>Erosion, Extent : Severe, Area Affected : 100%</i> <i>Location : Full Length Embankment Failure And Progressing Scour Into Adjacent Properties</i>								

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

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

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

Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Bulkheads	\$165,900	
Total	\$165,900	
Importance Code B	\$37,500	
Importance Code C	\$128,300	
Total	\$165,900	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Bulkheads	\$22,900	\$300		
Total	\$22,900	\$300		
Importance Code B	\$22,900	\$300		
Importance Code C				
Total	\$22,900	\$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

REVETMENT

Asset #: 13945

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	45%			LIFE	**	5	\$900	
Stone	55%	4+	\$128,300	LIFE	**	5	\$1,100	
<i>Progressing Scour, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Inadequate Revetment Height Along Arden Avenue</i>								
Backfill								
Fill								
Topsoil	55%	Now	\$37,500	2066	**			
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Along Arden Ave</i>								
Not Accessible								
	45%							
Surface								
Asphalt	55%	Now	\$15,700	2041	**	5	\$1,000	
<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Along Arden Ave</i>								
Topsoil	40%			2024	\$6,800	5	\$600	
Topsoil	5%	4+	\$900	2026	\$900	5		
<i>Erosion, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Crest West Of Breakwater</i>								
Deck Elements								
Railing								
Guard Rail	55%	Now	\$6,300	LIFE	**			
<i>Progressing Scour, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Along Arden Ave</i>								
No Component								
	45%							

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

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Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Bulkheads	\$145,800	
Total	\$145,800	
Importance Code C	\$145,800	
Total	\$145,800	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Bulkheads	\$16,000	\$7,800		
Total	\$16,000	\$7,800		
Importance Code B	\$16,000	\$7,800		
Importance Code C				
Total	\$16,000	\$7,800		



*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 #3

Asset #: 13929

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Revetment Stone	100%	4+	\$145,800	LIFE	**	5	\$1,200	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Explanation : Insufficient Armor</i>								
Backfill Fill Topsoil	30%	Now	\$12,800	2066	**			
<i>Erosion, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i>								
Not Accessible	70%							
Surface Topsoil	30%	Now	\$3,200	2026	\$3,200	5	\$100	
<i>Erosion, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i>								
Topsoil	70%			2019	\$7,500	5	\$700	

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

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

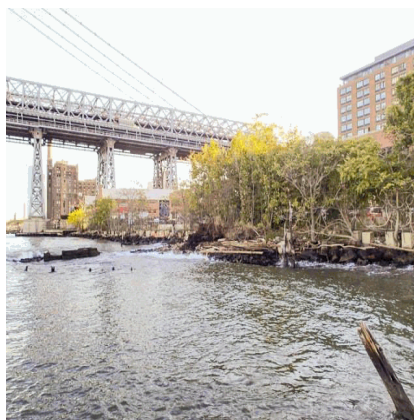
Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

Asset Name : REVTMENT 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 2018 - 2021	FY 2022 - 2027
Bulkheads	\$412,600	
Total	\$412,600	
Importance Code B	\$48,000	
Importance Code C	\$364,600	
Total	\$412,600	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Bulkheads	\$60,500		\$700	\$100
Total	\$60,500		\$700	\$100
Importance Code B	\$60,500		\$700	\$100
Importance Code C				
Total	\$60,500		\$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	\$364,600	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>								
<hr/>								
Backfill								
Fill								
Topsoil	75%	Now	\$48,000	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%							
<hr/>								
Surface								
Asphalt	25%			2030	**	5	\$1,400	
Asphalt	75%	Now	\$33,600	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>								
<hr/>								
Deck Elements								
Railing								
Fencing	100%	0-2	\$26,900	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 : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018	FY 2019	FY 2020	FY 2021
Bulkheads	\$54,000	\$600		\$100
Total	\$54,000	\$600		\$100
Importance Code A	\$54,000			
Importance Code B		\$600		\$100
Total	\$54,000	\$600		\$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
STEEL SHEET PILE BULKHEAD
Asset # : 13937

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								
Sheet Piles								
Steel	5%	4+	\$28,600	LIFE	**			
<i>Corrosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Tidal And Splash Zones</i>								
<i>Displaced Elements, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Impact Damage 110 Feet From East</i>								
Steel	65%			LIFE	**			
Not Accessible	30%							
Pile Caps								
Concrete	80%			LIFE	**	5	\$1,200	
Concrete	5%	Now	\$6,300	LIFE	**	5	\$100	
<i>Spalling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Northeast Corner</i>								
Concrete	15%	4+	\$19,000	LIFE	**	5	\$200	
<i>Spalling, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Gravel	100%			2029	**	2-5	\$1,500	
<i>Settlement, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

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

Print Date : 16-Sep-2016

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

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 2018 - 2021	FY 2022 - 2027
Bulkheads	\$81,200	\$3,073,700
Total	\$81,200	\$3,073,700
Importance Code B	\$81,200	\$3,073,700
Total	\$81,200	\$3,073,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Bulkheads	\$16,700			\$17,200
Total	\$16,700			\$17,200
Importance Code A	\$11,300			
Importance Code B	\$3,100			\$17,200
Importance Code C	\$2,300			
Total	\$16,700			\$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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Concrete	12%			LIFE	**	5-10	\$3,100	
No Component	75%							
Not Accessible	13%							
Revetment								
Stone	12%			LIFE	**	5	\$4,700	
No Component	88%							
Sheet Piles								
Steel	35%			LIFE	**	10		
No Component	25%							
Not Accessible	40%							
Pile Caps								
Concrete	100%			LIFE	**	5	\$19,500	
		<i>Cracking, Extent : Light, Area Affected : 2%</i>						
		<i>Location : At West End</i>						
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	70%			2036	**	5	\$25,900	
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>Settlement, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Concrete	5%	4+	\$58,000	2042	**	5	\$900	
		<i>Cracking, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Isolated Throughout Sidewalk 500 Feet To 1340 Feet From East End</i>						
		<i>Settlement, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Isolated Throughout Sidewalk 500 Feet To 1340 Feet From East End</i>						
Concrete	2%	Now	\$23,200	2042	**	5	\$400	
		<i>Settlement, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : In Sidewalk 880 Feet To 955 Feet From East End</i>						
Concrete	23%			2036	**	5	\$8,500	
Deck Elements								
Railing								
Steel	99%			2025			\$3,043,000	
Steel	1%	Now	\$3,100	2027			\$30,700	
		<i>Missing Part, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Isolated Missing Sections Up To 4 Feet Long At 2250 Feet, 2708 Feet, And 2975 Feet From East End</i>						

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

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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		**		
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout To 1340 Feet From East End</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1975 Feet From East End To West End Of Asset</i>								
<i>Spalling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Spall At 875 Feet From East End</i>								
Under Construction	20%							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

Project: REAL PROPERTY

CAPITAL		FY 2018 - 2021		FY 2022 - 2027	
Miscellaneous Buildings		691,300		511,100	
EXPENSE		FY 2018	FY 2019	FY 2020	FY 2021
Miscellaneous Buildings		52,700	32,300	32,000	32,000

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
13024	ENGINE CO. 36	6,168	292,200	36,200
13100	ENGINE CO. 204	3,806	180,300	22,300
13107	ENGINE CO. 212/LADDER CO. 111	5,337	252,800	31,300
13732	PEST CONTROL	5,700	270,000	33,500
14648	WALTHAM HEALTH CENTER	4,372	207,100	25,700

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