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

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



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

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

Asset #: 13453

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%		\$171,200	LIFE	* *	5	\$153,200	
			Extent : Moderate se At North Side	, Area Aj	fected : 10%			
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	
	_	Deteriorate 1 : North Fo	ed, Extent : Modera ucade	te, Area	Affected : 20%			
		netration, E n : North Fo	xtent : Moderate, A acade	Area Affe	cted : 5%			
Windows								
Glass Block	2%			LIFE	* *	5	\$3,400	
Metal Louvers	10%			2035	* *	10	\$171,100	
No Component	88%							
1		servation, E	Extent : Light, Area	Affected	: 0%			
	Location		0	55				
	Explana	tion : Fixed	l Glass Facade - N	o Operal	ole Windows			
Parapets								
Cast in Place Concrete	65%			LIFE	* *	5	\$354,200	
Concrete Masonry Unit	10%			LIFE	* *	5	\$6,000	
Metal Rail	25%			2031	* *	5-10	\$238,400	
Roof								
Cast in Place Concrete	25%			LIFE	* *			
			ent, Extent : Light, er Roof Ove 9th Flo		ected : 100%			
IRMA/Protected	75%			2036	* *	10	\$139,500	
Membrane	7570			2030		10	Ψ137,200	
		place Evide i : Through	ent, Extent : Light, . out	Area Affe	ected : 100%			
Interior Floors								
Carpet	35%			2025	\$4,836,500	3	\$573,600	
Carpet Cast in Place Concrete	10%			LIFE	\$ 4 ,630,300	5 5	\$239,000	
Ceramic Tile	5%			2035	* *	5	\$54,600	
Terrazzo	10%			LIFE	* *		\$85,400	
Vinyl Tile	10% 5%	Now	\$230,100	2031	* *	5 3	\$20,500	
vinyi The			\$230,100 nents, Extent : Mod			3	\$20,300	
		issing Eien 1 : Basemer		eruie, Ar	ен Аујестен . 570			
			u Corriaor Extent : Moderate	Arac A	facted : 500/			
	_	_	Extent : Moaerate it Corridor	, Атеа Ај	jeciea . 30%			
V' 1 T''		i . Dusemer	u Corridor	2021	* *	2	¢1.42.400	
Vinyl Tile	35%			2031	* *	3	\$143,400	

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

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

Asset #: 13453

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

Electrical	Current Repai	r Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2026	\$458,000	5	\$3,100	
	Other Observation, Extent		cted : 100%			
	Location : Electrical Roc					
	Explanation : 3- Main Se	ervice Switches Rated	@ 5000 Amperes H	Each.		
Transformers						
Dry Type	100%	2031	* *	5	\$2,700	
	Other Observation, Extent		cted : 100%			
	Location : Electrical Roc					
	Explanation: 150kva, 75	kva, 15kva				
Switchgear / Switchboard						
Air Circuit Breaker	5%	2036	* *	5	\$200	
	Other Observation, Extent		cted : 100%			
	Location : Generator Ro					
	Explanation: Power Cir					
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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^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13453

Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts	•							•
Wiring								
Thermoplastic	40%			2036	* *	1		
Thermoplastic	10%			2046	* *	1		
Thermoplastic	50%			2026	\$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	* *			
Fround								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$10,800	
	Other Obse	rvation, E	xtent : Moderate, A	Area Affe	cted : 100%			
	Location .	: Basemen	t					
	Explanati	on : Conn	ected To Metal Wa	ter Pipe				
tand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	\$225,100	
Generators	400				de de			
Diesel	100%			2029	* *	1	\$283,300	
			xtent : Moderate, A	Area Affe	cted : 100%			
	Location							
D. W. C.	Explanati	on : 2-1/3	Okw Diesel Gener	ators				
Batteries Lead/Acid	100%			2020	\$1,500	5	¢27 100	
	100%			2020	\$1,500	5	\$27,100	
Fuel Storage	50%			2034	* *	5	\$67,700	
Day Tank		rvation F	xtent : Moderate, A			3	\$07,700	
	Location			1164 11996	ciea . 100/0			
			allons Rated Capa	icity				
Main Tank	50%	on . 275 C	anons Raica Capt	2041	* *	5	\$10,700	
Main Tank		mustion E	rtant : Madanata			3	\$10,700	
	Location .		xtent : Moderate, A t	теа Аује	ciea . 100%			
			ı 00 Gallons Rated (anacity				
ighting	Блритан	on . 2- 120	o Gunons Raiea (мрисиу				
Interior Lighting								
Fluorescent	98%			2026	\$4,037,900	10	\$656,100	
1 Idolescent		rvation F	xtent : Moderate, A			10	Ψ050,100	
			out The Building		. 100/0			
	Explanati							
Fluorescent	2%	I O L	<i>p</i> 5	2026	\$82,400	10	\$13,400	
Fiuorescent		luorasaan	Light, Extent : Mo				\$13,400	
	сотрасі Г	norescent	Ligin, Exiem . Mic	ueruie, F	пен пујестен. 100	//0		

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

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

Asset #: 13453

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated C (Yrs)	Cost Priority
Lighting				
Egress Lighting				
Emergency, Battery	20%	2026 \$195,100	10 \$35,2	00
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 \$82,0	00
	Other Observation, Extent: Mode Location: Lobby And Hallways	• • • • • • • • • • • • • • • • • • • •		
	Explanation: Cctv Surveillance	e Cameras		
Fire/Smoke Detection				
Generic, Digital	100%	2026 \$7,509,200	1-3 \$450,9	00
	Other Observation, Extent: Mode	erate, Area Affected : 100%		
	Location : Throughout The Buil	ding		
	Explanation : Strobe Lights, Ma Detectors	nual Pull Stations, Alarm Bells, I	Horns And Smoke	

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Interruptible Gas/Dual Fuel	100%	2046	* *	1		
	Other Observation, Extent : Severe, A Location : Basement	rea Affecte	d : 5%			
	Explanation : Hazard! There Is An I	Electrical H	leater In Gas Mete	r Rm.		
Conversion Equipment						
Steam Boiler	100%	2039	* *	1	\$722,900	
	Other Observation, Extent : Light, Are	ea Affected	: 100%			
	Location: Penthouse					
	Explanation: 3 Boilers					
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	
Convector/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		

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

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

Asset #: 13453

Mechanical		Current Repair Future Replace		re Replacement	placement Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller				2029	* *	1	\$750,400	
		efrigerant, 1 n : Penthou	Extent : Light, Ared se	a Affected	d : 95%			
Split Unit	5%	ı		2026	\$166,900			
•	R-22 Refr Location	~	tent : Light, Area A	Affected :	5%			
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	
			: Moderate, Area	Affected .	2%			
	Location	n : The Drip	Pans, Penthouse					
Fan Coil - Cooling	5%	ı		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	
	Recent Re Location	=	ent, Extent : Light,	Area Aff	ected : 30%			
Ventilation								
Distribution	400-				de de		* • • • • • • • • • • • • • • • • • • •	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$407,000	
Exhaust Fans	0.004			2026	4510 500	•	Φ20.400	
Interior	90%			2026	\$719,500	2	\$20,100	
Roof	10%			2026	\$57,500	2	\$2,200	
Plumbing								
H/C Water Piping	200/			2026	* *	1		
Brass/Copper	30%			2036	* *	1		
Galv Iron/Steel	70%			2031	-4- 4-	1		
Water Heater Gas Fired	100%			2024	\$160 200	2	\$10,600	
-	100%	1		2024	\$168,300	2	\$10,600	
Sanitary Piping Cast Iron	100%			LIDD	* *	1		
	100%	1		LIFE	-4· 4·	1		
Storm Drain Piping	1000/			LIDE	* *	1		
Cast Iron	100%			LIFE		1		
Sump Pump(s)	100%			2031	* *	4	¢2 500	
Rigid Piping	100%	·		2031		4	\$2,500	
Sewage Ejector(s) Electric	100%			2031	* *	4	¢2 500	
Backflow Preventer	100%			2031		4	\$2,500	
	500/							
No Component Generic	50% 50%			2021	* *	1	¢22.400	
	30%			2031		1	\$22,400	
Fixtures Generic	100%							
Vertical Transport	100%	1						

Vertical Transport

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

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Mechanical	Currer	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: (4) L-	6 (4) 1-9 (1) L-9					
	Explanation : Ni	ne Units					
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	

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



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

Architecture	Current Rep	air	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior					ı		
Exterior Walls							
Copper/Terne	5%		2045	* *	10	\$29,800	
Masonry: Brick	30%		LIFE	* *	5	\$76,400	
	Recent Repair Evident, E Location : Throughout	_	rea Affeo	cted : 25%			
Masonry: Limestone	15%		LIFE	* *	5	\$28,600	
Masonry: Marble	30%		LIFE	* *	5	\$57,300	
Metal Panel	5%		2035	* *	5-10	\$87,500	
Marble Panels	5%		LIFE	* *	5	\$9,500	
	Other Observation, Exter	Corner	rea Affe	cted : 25%			
	Explanation : Repairs I	In Progress	2020	di di		Φ21.000	
Stucco Cement	5%		2030	* *	5	\$31,800	
Window Wall	5%		2045	* *	5	\$47,700	
Windows Aluminum	87%	T	2047	**	5	\$63,600	
	Recent Replace Evident, Location : Throughout	Extent : Light, 1	Area Affe	ected : 100%			
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 Corrosion/Rusting, Exter Location: Over 13th Fl		2030 rea Affe	* * cted : 25%	5	\$9,400	
	Deteriorated Finish, Ext Location : Over 13th Fi		Area Aff	fected : 25%			
Slate	3% Now Jnt Mortar Miss/Erod, E. Location: Coping Worn/Eroded, Extent: M. Location: Coping				5	\$300	

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

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

Asset #: 49

Architecture		Current I	Repair	Future Replacement		М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof	200/	.	Φ20 400	LIDE	ale ale				
Cast in Place Concrete	Location Water Pen	Crumbling, a: Sidewalk petration, E	\$38,400 Extent: Moderate COver Basement Extent: Severe, Area COver Basement	_	-			1	
Copper/Terne	10%			2040	* *	10	\$16,100		
Modified Bitumen	50%			2030	* *	10	\$32,200		
Modified Bitumen		Now ad/Misposn a: Over 14i	\$16,300 , Extent : Moderate	2030 e, Area A	* * ffected : 25%				
	Water Pen	etration, E	n Proor Extent : Moderate, A echanical Room	Area Affe	cted : 10%				
nterior									
Floors	15%			2021	\$90 <i><</i> 200	2	¢11 <i>6 6</i> 00		
Carpet Cast in Place Concrete	15%	Now	\$87,600	LIFE	\$806,200	3 5	\$116,600		
Cast III Place Concrete	Cracking/	Crumbling,	\$87,000 Extent : Severe, A Dom In Basement			3	\$85,000		
			xtent : Severe, Area at And Sub-basemen		d : 50%				
Ceramic Tile	5%			2034	* *	5	\$19,400		
Mosaic Tile	5%			2030	* *	5	\$48,600		
Terrazzo	10%			LIFE	* *	5	\$30,400		
Vinyl Tile	15%	Now	\$537,000	2035	* *	3	\$21,900		
		_	nents, Extent : Seve th, And 17th Floors		Affected : 35%				
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		Now r Miss/Erod a : Sub-base	\$632,100 d, Extent : Severe, A ement	LIFE	* * ected : 50%				
	Location	: Basemen	vere, Area Affected at And Sub-basemen	nt					
			xtent : Severe, Area at And Sub-basemer		d : 50%				
Marble Panels	5%			LIFE	* *				
Plaster		issing Elem	\$390,200 nents, Extent : Seve	LIFE re, Area	* * Affected : 20%	5	\$33,700		
DI .		i : 15th, 16i	th And 17th Floors		-ti- •		#101.00		
Plaster	45%			LIFE	* *	5	\$101,000		

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

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

Asset #: 49

Architecture		Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	15%	Now	\$587,200	2045	* *	5	\$29,200	
	Broken/Mi	ssing Elem	ents, Extent : Mod	erate, Ar	rea Affected : 35%			
	Location	: 3rd And	17th Floors					
AcousTileConcealSpLn	15%			2030	* *	5	\$72,900	
AcousTileSusp.Lay-In	5%			2042	* *	5	\$19,400	
Exposed Concrete	5%			LIFE	* *	5	\$3,000	
Masonry: Vault Struct	15%	Now	\$1,156,400	LIFE	* *			
•	Broken/Mi	ssing Elem	ents, Extent : Seve	re, Area	Affected : 25%			
	Location	: Basemen	t And Sub-basemer	nt				
	Water Pen	etration, E	xtent : Severe, Area	a Affecte	d : 25%			
	Location	: Basemen	t And Sub-basemer	nt				
	Other Obse	ervation, E	xtent : Severe, Are	a Affecte	d : 50%			
			t And Sub-basemer					
	Explanat	ion : Corro	oded Steel Member	·s				
Plaster	15%	Now	\$331,600	LIFE	* *	5	\$36,400	
	Broken/Mi	ssing Elem	ents, Extent : Seve		Affected : 50%		, ,	
			17th Floors					
Plaster	30%			LIFE	* *	5	\$72,900	

lectrical		Current R	epair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	\$1,100	
	Other Obse	rvation, E.	xtent : Moderate, A	Area Affe	ected : 100%			
	Location .	: Electrica	l Room In The Sub	-baseme	nt			
	Explanati	on : Main	Service Switch Rai	ted @ 12	200 Amperes			
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	
	On Extende	d Life, Ext	ent : Moderate, Ai	ea Affec	ted : 100%			
	Location .	: Basemeni	t					
Molded Case Bkrs	50%			2041	* *	5	\$3,400	
Molded Case Bkrs	20%			2024	\$103,600	5	\$1,400	

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

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

Asset #: 49

Electrical	Current Re	pair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Wiring							
Braided Cloth	30% 2-4 Insulation Aged, Exten Location : Throughou		2050 Affected	* * d : 100%	1		
Thermoplastic	70%		2045	* *	1		
Motor Controllers							
Locally Mounted	60%		2038	* *	5	\$1,100	
Locally Mounted	20% 2-4 On Extended Life, Exte Location : Basement	\$6,400 nt : Moderate, Are	2045 ea Affect	* * ed : 100%	5	\$200	
Variable Frequency Drive	20%		2038	* *			
round							
Grounding Devices Generic	100% 2-4 Other Observation, Ext Location : Basement Explanation : Corrod	tent : Moderate, A	LIFE rea Affeo	* * cted : 100%	5	\$3,800	
ighting							
Interior Lighting Fluorescent	85% T-8 Lamps And Fixture Location : Throughou		2025 ute, Area	\$1,362,200 a Affected : 100%	10	\$202,400	
Fluorescent	15%		2030	* *	10	\$35,700	
	Compact Fluorescent I Location : Hallways	ight, Extent : Mod	lerate, A	rea Affected : 100	0%		
Egress Lighting							
Emergency, Battery	50%		2033	* *	10	\$31,300	
Exit, LED	10%		2060	* *	1		
Exit, Service	40%		2033	* *	1		
larm Security System No Component Generic	80% 20% Other Observation, Ext Location : Lobby, Ha Explanation : Surveil	llways	2033 rea Affed	* * cted : 100%	1	\$19,400	
Fire/Smoke Detection Generic, Digital	100% Other Observation, Ext Location : Throughot Explanation : Strobe	ut The Building			1-3 ors. Horr	\$164,900	

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

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

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

Asset #: 49

Mechanical		Current l	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source	400			2025		,		
Utility Steam	100%	.		2035	**	1		
			Extent : Light, Area	Affectea	t : 100%			
		ı: Murray ı						
Conversion Equipment	Ехріапа	tion : From	i Con Ed					
Pres. Reducing Valve/L	P 100%			2034	* *	5	\$15,400	
Steam	1 10070			2034		3	Ψ15,400	
Distribution								
Steam Piping/Pump	100%	Now	\$98,200	2025	\$1,964,200	4	\$12,800	
			evere, Area Affected		+ -,> 0 ·, = 30	•	÷1 = ,550	
		ı : Sub-base						
Terminal Devices								
Air Handler	20%	Now	\$30,300	2025	\$303,400	1	\$28,900	
	Abandone	ed in Place,	Extent : Severe, Ar	ea Affec	ted : 10%			
	Location	ı : Sub-base	ement					
Convector/Radiator	80%			2023	\$2,125,700	1	\$67,100	
Air Conditioning							. ,	
Energy Source								
Electricity	100%			2033	* *	1		
Conversion Equipment								
Reciprocating	30%			2025	\$286,400	1	\$36,100	
Compr/Chiller								
	-	_	tent : Light, Area A	ffected :	30%			
	Location	ı : Various	Locations					
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	2004			2022	de de	•	Φ 	
Air Condenser Unit	30%		T	2033	* *	2	\$54,300	
			Extent : Light, Area	Affected	1:30%			
		ı: 16th Flo						
V. G		tion: 3 Un	its					
No Component	70%							
Ventilation								
Distribution Distribution	1000/	NT.	\$2.42.000	T TOO	ታ ታ	2.5	¢144.000	
Ductwork/Diffusers	100%		\$242,800	LIFE	**	2-5	\$144,800	
			Extent : Severe, Ar	ea Affec	nea : 10%			
Enhant For	ьосанов	ı : Sub-base	етені					
Exhaust Fans	1000/			2025	\$211,000	2	000 92	
Interior Plumbing	100%			2025	\$311,000	2	\$8,000	

Plumbing

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

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

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

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	80%		ΦΩ 400	2035	**	1		
Galv Iron/Steel	20%		\$8,400	2023	\$168,000	1		
			evere, Area Affected	1:10%				
INVII . E 1	Localior	ı : Sub-base	meni					
HW Heat Exchanger	100%			2025	¢97.200	4	\$25.700	
Low Temp	100%			2023	\$87,300	4	\$25,700	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	100%			LIFE		1		
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	100%			LIFE		1		
Rigid Piping	100%			2025	\$12,000	4	\$1,600	
Backflow Preventer	10070			2023	\$12,000		φ1,000	
Generic	100%			2025	\$27,300	1	\$15,900	
Fixtures	10070			2023	\$27,500	1	\$15,900	
Generic	100%							
Vertical Transport	10070							
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Obs	servation, E	xtent : Light, Area	Affected	: 100%			
			_	Sb, B, 1.				
	Explana	tion : 5 Uni	its					
Fire Suppression								
Standpipe								
Generic	100%			2035	* *	1-5	\$130,900	
Sprinkler								
No Component	85%							
Generic	15%			2025	\$492,700	1-2	\$10,900	
			xtent : Light, Area	00	: 15%			
			ement, Basement, 1					
	Explana	tion : Part	Of The Building On	ıly				
Fire Pump								
No Component	50%				_	_		
Generic	50%			2038	* *	1	\$24,300	
			Extent : Light, Area	Affected	: 50%			
		n : #256 Sul						
	Explana	tion : For #	256 Side Only					

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

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

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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

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



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

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

Asset #: 14539

Architecture	Current	Repair	Future Replacement		Ma	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Masonry: Brick	40% Now	\$132,000	LIFE	* *	5	\$29,100	
	Jnt Mortar Miss/Ero		e, Area A	ffected : 10%			
	Location : West Fa	cade					
Masonry: Brick	30%		LIFE	* *	5	\$21,800	
Masonry: Brownstone	15%		LIFE	* *	5	\$8,200	
Masonry: Fieldstone	5% Now	\$31,100	LIFE	* *	5	\$2,700	
	Jnt Mortar Miss/Ero	d, Extent : Moderate	e, Area A	ffected : 25%			
	Location : Foundar						
	Water Penetration, E		rea Affec	cted : 20%			
	Location : Foundar	ion					
Masonry: Limestone	5% Now	\$7,900	LIFE	* *	5	\$2,700	
•	Jnt Mortar Miss/Ero	d, Extent : Light, Ar	ea Affect	ed : 5%			
	Location : Through	out					
Metal Panel	5% Now	\$7,800	2036	* *	5	\$6,800	
	Broken/Missing Elen		e, Area A	Affected : 10%		, ,	
	Location : Exterior	Fire Escape At Eas	st Facade	?			
	Corrosion/Rusting, E	Extent : Moderate, A	rea Affe	cted : 25%			
	Location : Exterior	Fire Escapes At Ea	ist And W	Vest Facades			
Windows							
Aluminum	100%		2042	* *	5	\$15,000	
Parapets							
Masonry: Brick	35%		LIFE	* *	5	\$1,800	
Masonry: Brick	50%		LIFE	* *	5	\$2,600	
Metal Rail	5%		2031	* *	5-10	\$4,800	
Metal Security Bars	3%		2041	* *			
Pre-Cast Concrete	2%		LIFE	* *	5	\$700	
Stucco Cement	5%		2039	* *	5	\$700	
Roof							
Asphalt Shingle	50%		2029	* *	10	\$2,000	
Modified Bitumen	35%		2034	* *	10	\$8,600	
	Recent Replace Evid	ent, Extent : Light, A	Area Affe	cted : 100%			
	Location : Through	out					
Skylight, Metal/Glass	10%		2046	* *	10	\$8,200	

Interior

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

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

Architecture		Current I	Repair	Future Replacement		M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$6,100	
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		
			ients, Extent : Seve		Affected : 50%			
			np Pump In Basem					
		_	xtent : Severe, Are np Pump In Basem		d : 25%			
Vinyl Tile	6%	Now	\$28,100	2036	* *	3	\$1,300	
	Cracking/	Crumbling,	Extent: Moderate	, Area A	ffected : 50%			
	Location	: Room 40)2					
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 50%			
		: Room 40						
		ervation, E : Room 40	Extent : Moderate, A 02	Area Affe	ected : 100%			
	Explana	tion : 9x9 T	<i>ïiles</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	* *	-	1- 7	
	Spalling, I		derate, Area Affect		ó			
			: Moderate, Area I	Affected	. 50%			
		ией, Ехіені i : Basemen		престеи	. 5070			
Plaster	70%	Now	\$114,600	LIFE	* *	5	\$21,600	
	_	Crumbling, ı : Fourth F	Extent : Severe, A Floor	rea Affec	eted : 10%			
	Deteriorated Finish, Extent : Moderate, Area Affected : 50% Location : Throughout							
		_	: : Moderate, Area .	Affected	: 50%			
		: Through		33 - 51230				

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

Asset #: 14539

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

Electrical	Current Repair	Future Re	placement	М	aintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Esti	imated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2036	* *	5	\$200		
	Other Observation, Extent :	Moderate, Area Affected	: 100%				
	Location : Basement						
	Explanation : One 400a M	ain Disconnect Switch					
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		
	Other Observation, Extent :	Moderate, Area Affected	: 100%				
	Location: Basement						
	Explanation: Corroded						

Lighting

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

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

Electrical	Current Repai	r Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	50%	2026	\$104,900	10	\$17,000	
	Other Observation, Extent	: Moderate, Area Affe	cted : 50%			
	Location: Throughout					
	Explanation: T-12 Lamp	os .				
Fluorescent	50%	2031	* *	10	\$17,000	
	Other Observation, Extent	: Moderate, Area Affe	cted : 50%			
	Location: Throughout					
	Explanation : Compact F	luorescent Lamps				
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	Curr	urrent Repair Future Replacement		M	aintenance		
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2046	* *	1		
Conversion Equipment							
Steam Boiler	100%		2031	* *	1	\$36,800	
	Other Observati	on, Extent : Moderate, A	Area Affe	cted : 100%			
	Location: Base	ement					
	Explanation:	l Unit					
Distribution							
Steam Piping/Pump	100%		2036	* *	4	\$1,800	
Terminal Devices							
Convector/Radiator	100%		2031	* *	1	\$12,000	
Air Conditioning							
Energy Source							
Electricity	100%		2034	* *	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning								ı	
Conversion Equipment									
Interior Pkg Unit -	25%			2024	\$118,600	2	\$600		
Cooling									
Exterior Pkg Unit -	10%			2026	\$17,000	2	\$200		
Cooling									
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	# 00/				de de		440.400		
Ductwork/Diffusers	50%			LIFE	* *	2-5	\$10,400		
No Component	50%								
Exhaust Fans	250/			2026	ф 7. 20 0	2	Ф200		
Roof	25%			2026	\$7,300	2	\$300		
No Component	75%								
Plumbing									
H/C Water Piping Brass/Copper	5%			2046	* *	1			
Galv Iron/Steel	95%			2040	* *	1 1			
Water Heater	93%			2031		1			
Gas Fired	100%			2021	\$8,600	2	\$500		
Sanitary Piping	10070			2021	\$6,000		Ψ300		
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping	10070			LII'L		1			
Cast Iron	100%			LIFE	* *	1			
Sump Pump(s)	10070			LIIL		1			
Rigid Piping	100%			2026	\$11,000	4	\$2,500		
Fixtures	100/0			2020	Ψ11,000	•	Ψ2,300		
Generic	100%								
Fire Suppression	100/0								
Sprinkler									
No Component	90%								
Generic	10%			2052	* *	1-2	\$1,000		
-		ow Prevent	er, Extent : Light, A		ected : 100%	_	+-,0		
		: Basemen		33					

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

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

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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

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

Total	\$104,400	\$38.800	\$101.100	\$36,200
Importance Code C		\$1,500		
Importance Code B	\$66,300	\$35,300	\$81,400	\$34,200
Importance Code A	\$38,100	\$2,000	\$19,700	\$2,000
Total	\$104,400	\$38,800	\$101,100	\$36,200
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Mechanical	\$11,300	\$21,400	\$62,800	\$22,300
Electrical	\$21,400	\$700	\$10,800	\$1,400
Interior Architecture	\$25,800	\$6,800		\$2,700
Exterior Architecture	\$36,100		\$17,700	
EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021



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

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

Asset #: 13411

rchitecture	Current Repair Fu			e Replacement	M		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls	1.007			di di	_	Φ20.000	
Cast in Place Concrete	10%	4.7 000	LIFE	* *	5	\$20,000	
Masonry: Brick	20% Now	\$47,800	LIFE	**	5	\$8,000	
	Cracking/Crumbling, Location: West Fac		, Area A	<i>пестеа : 15%</i>			
	Int Mortar Miss/Erod		to Area	Affacted . 25%			
	Location : West Fac		e, Areu 1	Affectea . 2570			
	Spalling, Extent: Seve		. 25%				
	Location : West Fac		. 2370				
	Other Observation, E.		Area Affe	ected · 100%			
	Location : West Fac		110011990				
	Explanation: Wall		aterprod	of Sealant.			
Masonry: Brick Cavity	60%		LIFE	* *	5	\$24,000	
Stucco Cement	5% Now	\$11,500	2030	* *	5	\$2,500	
	Cracking/Crumbling,			ffected : 20%		7-,- 00	
	Location : Bulkhead						
	Loose/Delam Surface,	, Extent : Moderat	e, Area A	Affected : 25%			
	Location : Bulkhead						
Window Wall	5% Now	\$19,000	2045	* *	5	\$3,700	
	Corrosion/Rusting, Ex		Area Affe	ected : 15%		, ,	
	Location : At Main	Entrance					
	Caulking Deteriorated	d, Extent : Modera	te, Area	Affected : 20%			
	Location : Main Ent	rance					
Windows					_		
Aluminum	100% Now	\$65,000	2041	**	5	\$7,800	
	Caulking Deteriorated		ite, Area	Affected: 50%			
	Location: Througho		A CC 4 - 1	. 100/			
	Water Penetration, Ex Location: Through	_	Аဌјестеа	: 10%			
Daranata	Location . Intought	<i>)</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	
	Corrosion/Rusting, Ex		Area Affe	ected : 25%			
	Location : Balconie.	s					
Roof							
Modified Bitumen	85%		2030	* *	10	\$17,700	
	Other Observation, E.		Area Affe	ected : 100%			
	Location: Througho						
	Explanation : Cover						
Modified Bitumen	15% Now	\$3,600	2025	\$18,000			
	Vegetation Growth, E			ected : 10%			
	Location: West Roo			2.4			
	Worn/Eroded, Extent			% 0			
	Location: West Rocates are in current dollars						

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

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

Asset #: 13411

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Location Worn/Eroc	: Room 40 ded, Extent	Extent: Moderate 22, Basement Corri : Moderate, Area 22, Basement Corri	dor Affected				
Interior Walls								
Ceramic Tile	5%			2034	* *	5	\$2,900	
Gypsum Board	80%			LIFE	* *	5	\$28,200	
Metal Panel	5%			LIFE	* *			
Plaster	10%			LIFE	* *	5	\$1,800	
Ceilings								
AcousTileSusp.Lay-In	20%			2042	* *	5	\$12,100	
AcousTileSusp.Lay-In	75%			2038	* *	5	\$45,500	
Exposed Struc: Steel	5%	0-2	\$126,500	LIFE	* *			
	Corrosion	Rusting, E	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	: Beam In	Mechanical Room					

ectrical	Current	Repair F	Future Replacement		Maintenance		
stem Component Type	% of Fail Date Total (Years)		ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	20	.025	\$36,700	5	\$200	
	Other Observation, I	Extent : Moderate, Area	a Affe	cted : 100%			
	Location : Electric	al Room					
	Explanation: Main	Service Switch Rated	@ 12	00 Amperes			
Switchgear / Switchboard							
Fused Disc Sw	100%	20	025	\$145,300	5	\$200	
Raceway							
Conduit	100%	20	025	\$86,300	1		
Panelboards							
Fused Disc Sw	5%	20	024	\$4,400	5		
Molded Case Bkrs	90%	2	041	* *	5	\$1,000	
Molded Case Bkrs	5%	20	024	\$4,400	5	\$100	
Wiring							
Thermoplastic	80%	20	025	\$93,400	1		
Thermoplastic	20%	20	045	* *	1		

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

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

Asset #: 13411

Electrical	Current R	epair	air Future Replace		cement Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Motor Controllers								
Locally Mounted	70% 2-4	\$20,500	2045	* *	5	\$100		
	On Extended Life, Ext Location : Mechanic		ea Affec	ted: 100%				
		сан коот						
Locally Mounted	30%		2023	\$8,800	5	\$100		
Ground								
Grounding Devices	1000/		LIDD	* *	_	\$600		
Generic	100%		LIFE		5	\$600		
Lighting Interior Lighting								
Fluorescent	59%		2020	\$134,900	10	\$21,900		
Tuorescent	T-12 Lamps And Fixti	ıres. Extent : Mode				Ψ21,700		
	Location : Through		,	3,5				
Fluorescent	20%		2030	* *	10	\$7,400		
110010300110	T-8 Lamps And Fixtur	es, Extent : Moder		a Affected : 100%	10	Ψ7,.00		
	Location : 5th Floor							
Fluorescent	20%		2030	* *	10	\$7,400		
	T-5 Lamps And Fixtur	es, Extent : Moder	ate, Are	a Affected : 100%		7.,		
	Location : Hallways							
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%		2025		1.0	45.5 00		
Generic, Digital	30%		2033	**	1-3	\$7,700		
	Other Observation, E.		rea Affe	ctea : 100%				
	Location : Hallways		taatawa	Manual Dull Statis	ns And I	Jours		
	Explanation : Strobe	e Lignis, Smoke De	ieciors,	wanuai Puli Statio	ıns Ana F	10THS		

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

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

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

Asset #: 13411

Current Repair		Futur	e Replacement	Maintenance			
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%			2033	* *	4	\$2,000	
50%					1	\$12,500	
50%			2030	* *	1	\$6,500	
100%			2033	* *	1		
100%			2025	\$136,200	1	\$18,800	
	_						
-	_	-	-	100%			
Location	ı : Each Flo	oor Mechanical Roo	от				
1005			2025	ata . A	,	44.000	
100%			2035	* *	4	\$3,000	
400				***			
100%			2025	\$124,600	1		
400				****	_	* 40.000	
100%			2023	\$115,200	2	\$40,800	
1.000/			LIEE	ታ ታ	2.5	#22 600	
100%			LIFE	* *	2-5	\$22,600	
700/			2025	¢21 100	2	# 000	
30%			2025	\$9,600	2	\$400	
1000/			2025	* *	1		
100%			2033		1		
1000/			LIDE	* *	1		
100%			LIFE		1		
1000/			LIEE	* *	1		
100%			LIFE		1		
1000/			2025	\$11,000	4	¢1 600	
100%			2023	\$11,000	4	\$1,000	
1000/			2020	\$11,000	4	¢1 600	
100%			2020	\$11,000	4	\$1,000	
100%			2033	* *	1	\$2.500	
100%			2033		1	\$2,300	
100%							
100%							
100%			LIFE	* *			
		xtent : Light, Area					
Ower On	ervation. F	мини, плупп мтеп	Allellen				
	servanon, E 1 : (1) B-6	_	Ајјестеи	. 100/0			
	100% 50% 50% 100% 100% 100% 100% 100% 10	% of Fail Date Total (Years) 100% 50% 50% 100%	Total (Years) 100% 50% 50% 100% 100% R-22 Refrigerant, Extent: Light, Area A, Location: Each Floor Mechanical Roo 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%	Year Fail Date Estimated Cost Year FY	100% 2033 ** 100% 2033 ** 100% 2033 ** 100% 2033 ** 100% 2033 ** 100% 2033 ** 100% 2035 ** 100% 2035 ** 100% 2025 \$124,600 100% 2025 \$31,100 100% 2025 \$31,100 30% 2025 \$9,600 100% 21FE ** 100% 21FE ** 100% 21FE ** 100% 21FE ** 100% 21925 \$11,000 100% 2025 \$11,000 100% 2025 \$11,000 100% 2026 \$11,000 100% 2027 \$11,000 100% 2028 \$11,000 100% 2029 \$11,000 100% 2033 **	No of Total Fail Date (Years) Estimated Cost (Years) Stimated Cost (Years) Cycle (Yrs)	Note Fail Date Estimated Cost Year FY Estimated Cost Cycle (Yrs) Estimated Cost Cycle (Yrs)

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.

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

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

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

Mechanical	Current Re	pair Fu	ture Re	placement	Ma	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year		mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Sprinkler							
Generic	100%	203	35	* *	1-2	\$11,300	
Fire Pump							
Generic	100%	202	28	* *	1	\$7,600	
Chemical System							
Generic	100%	202	20	\$25,900	1-3	\$50,600	

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

Page: 27

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

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



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

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

Asset #: 13870

Architecture	Current Repair	Future Replaceme	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls Fiberglass Panel Masonry: Brick	5% 15% Now \$199,700	2035 LIFE	* *	5 5	\$152,800 \$122,200	
Masonry. Brick	Diagonal Cracks, Extent : Moderate, Location : Stack Chimney Water Penetration, Extent : Moderate Location : Penthouse	Area Affected : 5%		3	ψ122,200	
Masonry: Marble	55% Punct/Tear/Impact Damage, Extent : Location : Various Ground Level Ar Caulking Deteriorated, Extent : Mode Location : Throughout	reas		5	\$336,100	
Metal Panel	5% Now \$95,200 Deformed/Dented, Extent : Moderate, Location : Throughout B/h		* *	5	\$76,400	
Stucco Cement	20%	2039	* *	5	\$407,400	
Windows Aluminum	75% Now \$624,900 Ctrwt/Balnc Not Funct, Extent : Light Location : Throughout		* *	5	\$68,800	
Wood	25% Now \$187,000 Ctrwt/Balnc Not Funct, Extent : Light Location : Throughout		* *	5	\$229,400	
Parapets Copper/Terne	25% Now \$22,100 Deformed/Dented, Extent : Light, Area Location : Throughout		* *	5	\$11,500	
Masonry: Brick	20% Now \$23,700 Loose/Delam Surface, Extent: Moder Location: Throughout Parge/Tar Separating, Extent: Moder Location: Throughout Spalling, Extent: Moderate, Area Affe Location: Throughout	ate, Area Affected: 10% rate, Area Affected: 10%		5	\$3,800	
Masonry: Marble	44% Now \$179,300 Cracking/Crumbling, Extent: Light, A Location: Throughout Jnt Mortar Miss/Erod, Extent: Light, Location: Throughout	Area Affected : 10%	* *	5	\$10,500	
Metal Panel	10% Now \$15,800 Corrosion/Rusting, Extent : Moderate Location : Throughout		* *	5	\$3,700	
Metal Rail	1% Now \$500 Loose/Miss Fasteners, Extent : Severe Location : Throughout		* *	5	\$1,300	

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

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

Architecture		Current F	Repair	Future Replacement		М	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Roof	7.50/	3.7	Φ.Ε.Τ. 200	2022	Φ 571 000	_	Φ10 <i>c</i> c00	
Roll Roofing		Now etration, E : Southeas	\$57,200 extent : Severe, Area est Corner	2022 a Affecte	\$571,900 d:10%	5	\$106,600	
Skylight, Metal/Glass		Now etration, E : Through	\$156,900 xtent : Light, Area out	2036 Affected	* *			
nterior 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	
	_	_	Extent : Light, Are out Basement	ea Affecto	ed : 15%			
Mosaic Tile	10%			2031	* *	5	\$215,200	
Marble Panels	10%			LIFE	* *	5	\$64,600	
Slate	5%	Now	\$162,900	LIFE	* *	5	\$45,700	
3.4.V	Cracking/		Extent : Light, Are		ed : 10%		ψ.ιε,γου	
Vinyl Tile	_	Now Crumbling, : Through	\$19,800 Extent : Light, Are out	2031 ea Affecte	* * ed : 10%	3	\$16,100	
Wood		4+ ted Finish, : Through	\$76,900 Extent : Light, Ared out	2041 a Affecte	* * d : 10%	5	\$80,700	
Interior Walls								
Masonry: Brick	8%			LIFE	* *			
Masonry: Fieldstone	2%	Now	\$49,300	LIFE	* *			
,	Location	: Basemen	Extent : Severe, Area t	a Affecte	d : 100%			
			r Penetration					
Marble Panels	25%	Now	\$876,900	LIFE	* *			
	_	Crumbling, : Through	Extent : Light, Are out	ea Affecte	ed : 10%			
Plaster	10%			LIFE	* *	5	\$20,300	
Plaster	30%	Now	\$35,300	LIFE	* *	5	\$60,900	
	Cracking/ Location Water Pen	Crumbling, : Southeas etration, E	Extent : Severe, A. st Corner Of Librar extent : Moderate, A st Corner Of Librar	rea Affed 'y Area Affe			, ,	
Wasa		. Souncus	Comer of Elorar	-	* *	-	¢.77.000	
Wood	25%			LIFE	* *	5	\$677,000	

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

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

Asset #: 13870

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	7%			2039	* *	5	\$60,300	
Exposed Concrete	6%			LIFE	* *	5	\$8,100	
Glass: Susp Panels	10%	Now	\$350,000	LIFE	* *			
	Other Obs	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location	i : Courtroo	om Dome					
	Explana	tion : Louis	Tiffany Dome. Uli	ra Prem	ium.			
Gypsum Board	32%			LIFE	* *	5	\$344,400	
Masonry: Marble	10%			LIFE	* *	1		
Masonry: Vault Struct	5%	Now	\$85,400	LIFE	* *			
·	Cracking/	Cracking/Crumbling, Extent: Light, Area Affected: 10%						
	Location	ı : Through	out					
Plaster	30%			LIFE	* *	5	\$161,400	

Electrical	Curren	Current Repair		e Replacement	M	Maintenance	
System Component Type	% of Fail Date Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2052	* *	5	\$200	
		, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Electri	ical Room Basement					
	Explanation: Tw	o 3000 Amps					
Switchgear / Switchboard							
Fused Disc Sw	100%		2052	* *	5	\$200	
Raceway							
Conduit	100%		2052	* *	1		
Panelboards							
Fused Disc Sw	10%		2048	* *	5	\$100	
Molded Case Bkrs	90%		2048	* *	5	\$1,300	
Wiring							
Thermoplastic	100%		2052	* *	1		
Motor Controllers							
Locally Mounted	25%		2043	* *	5	\$100	
Motor Control Center	70%		2043	* *	5	\$1,000	
Variable Frequency	5%		2046	* *			
Drive							
	Other Observation,	, Extent : Moderate, A	Area Affe	ected : 100%			
	Location: Engine	eer Office					
	Explanation: All	Controllers Monitor	ed By Bn	ıs			
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$800	

Lighting

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

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

Asset #: 13870

Electrical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	70%	2034	* *	10	\$34,900	
	Other Observation, Extent : M		ed : 100%			
	Location : Throughout The B	uilding				
	Explanation: T-8 Lamps					
Fluorescent	8%	2021	\$77,400	10	\$4,000	
	T-12 Lamps And Fixtures, Exte	ent : Moderate, Area	Affected: 100%	ó		
	Location: Basement					
HID	2%	2034	* *	10		
Incandescent	20%	2021	\$967,000	2	\$200	
	Other Observation, Extent : M			_	42 00	
	Location : Throughout The B					
	Explanation : Chandelier Lig	o .				
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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
Convector/Radiator	45%			2031	* *	1	\$7,900	
Fan Coil Unit/Heat	5%			2026	\$44,000	1	\$900	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		

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

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

Asset #: 13870

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ir Conditioning Conversion Equipment Reciprocating Compr/Chiller	100%		2026	\$199,700	1	\$25,200		
	R-22 Refrigerant, Extent: Light, Area Affected: 100% Location: Chillers - Basement Mechanical Room Other Observation, Extent: Light, Area Affected: 100% Location: Multi Stage Chiller - Basement Explanation: 2 Units							
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% Other Observation, Location : Cellar Explanation : 4 U		2024 Area Affe	\$54,600 ected: 100%				
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 Galv Iron/Steel	20% 80%		2046 2039	* *	1 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

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

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

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

Mechanical	Current Repair	Future Repla	acement I	Maintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estim FY	ated Cost Cycle (Yrs)		Priority
Vertical Transport					
Elevators					
Geared Traction	100%	LIFE	* *		
	Other Observation, Extent : Li	ght, Area Affected : 100%	ó		
	Location : One Unit Travels . Floor Explanation : 2 Units	From Basement : Penthor	use, The Other Fro	m Cellar : 4th	
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.

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		

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



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

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

Asset #: 2036

chitecture	C	urrent Rep	pair	Futur	e Replacement	M	aintenance	
stem Component Type		nil Date E Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Exterior Walls						_	** **********************************	
Cast in Place Concrete		2-4	\$25,600	LIFE	**	5	\$21,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout							
Masonry: Brick	15%	2-4	\$41,100	LIFE	* *	5	\$12,600	
•	Cracking/Cri	umbling, Ex	ctent : Light, Are	a Affecte	ed : 10%			
	Location: Throughout							
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location:	Throughout						
Masonry: Granite	5%			LIFE	* *	5	\$3,100	
Masonry: Limestone	75%			LIFE	* *	5	\$47,200	
Windows								
Bronze/Brass	95%	Now	\$869,300	2032	* *	5	\$35,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : Throughout							
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30% Location : Throughout							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 100% Location : Throughout							
		ation, Exte	nt : Light, Area	Affected	: 10%			
Metal Louvers	5%			2033	* *	10	\$3,800	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$2,200	
Masonry: Brick		0-2	\$6,300	LIFE	* *	5	\$2,000	
	Cracking/Crumbling, Extent: Light, Area Affected: 10%							
	Location : '	Throughout						
Masonry: Limestone	60%			LIFE	* *	5	\$4,400	
Roof								
Single Ply Membrane		2-4	\$7,600	2029	* *			
		_	Area Affected : 1	10%				
	Location : '	Throughout						

Interior

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

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

rchitecture	Current Repair		Futur	e Replacement	Maintenance			
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Floors	250/	0.2	¢1.62.500	2022	¢224.000	2	¢25 200	
Carpet			\$162,500 amage, Extent : Se out	2023 vere, Are	\$324,900 ea Affected : 30%	3	\$35,200	
Ceramic Tile			\$4,900 Extent : Light, Are out	2033 ea Affecte	* * ed : 20%	5	\$2,400	
Cork Tile	25%	2-4	\$126,800	2044	* *	5	\$10,300	
2011 2110	Broken/M		nents, Extent : Mod		ea Affected : 10%		Ψ10 , 200	
Marble Panels	20%			LIFE	* *	5	\$14,100	
Quarry Tile			\$7,300 Extent : Light, Are out	2029 ea Affecte	* * ed : 5%	5	\$3,500	
Terrazzo	_		\$11,800 Extent : Light, Are out	LIFE ea Affecte	* * ed : 5%	5	\$3,700	
Vinyl Tile	_		\$8,700 Extent : Light, Are out	2029 ea Affecte	* * ed : 10%	3	\$3,500	
Wood		2-4 ted Finish, 1 : Through	\$16,800 Extent : Light, Arecout	2052 a Affecte	* * d : 10%	5	\$4,400	
Interior Walls								
Cast in Place Concrete	_		\$22,100 Extent : Light, Are out	LIFE ea Affecte	* * ed : 5%			
Gypsum Board	10%			LIFE	* *	5	\$7,700	
Marble Panels	_		\$83,600 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%			
Plaster	_	Crumbling.	\$42,700 Extent : Moderate ourt Room And Thro		* * ffected : 20%	5	\$17,400	
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		netration, E	\$43,400 Extent : Light, Area	LIFE Affected	* * : 10%	5	\$38,200	
	Location	ı : Library	Windows					

Maintenance \$ are aggregated over a 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 - 2ND DEPT.

Asset #: 2036

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•					
Service Equipment						
Fused Disc Sw	100%	2024	\$22,500	5	\$300	
	Other Observation, Extent : Moderate,	Area Affec	ted : 100%			
	Location: Basement					
T. C.	Explanation: One 2400 Amps Main I	Disconnect	Switch			
Transformers	1000/	2020	* *	5	\$200	
Dry Type	100%	2029		5	\$200	
	Other Observation, Extent: Moderate, Location: Elevator Room - Penthous		iea : 100%			
	Explanation: One 34 Kva 240/120hv		1 100 Amns 500 D	a Valta (lutnut Filter	
Switchgear / Switchboard	Explanation . One 34 Kva 240/120ttv	-200iv Ana	: 100 Amps 300 D	c vous c	uipui Filler	
Molded Case Bkrs	90%	2024	\$119,100	5	\$1,500	
Molded Case Bkrs	10%	2034	**	5	\$200	
Raceway	1070	2034			Ψ200	
Conduit	85%	2024	\$91,200	1		
Conduit	10%	2034	**	1		
Conduit	5%	2054	* *	1		
Panelboards	270	2001				
Fused Disc Sw	10%	2023	\$7,300	5	\$100	
Molded Case Bkrs	75%	2023	\$54,700	5	\$1,200	
Molded Case Bkrs	10%	2032	**	5	\$200	
Molded Case Bkrs	5%	2049	* *	5	\$100	
Wiring						
Braided Cloth	20% 2-4 \$33,300	2049	* *	1		
	Insulation Aged, Extent: Moderate, Ar	ea Affected	l : 100%			
	Location: Throughout The Building					
Thermoplastic	55%	2024	\$91,600	1		
Thermoplastic	20%	2034	**	1		
Thermoplastic	5%	2054	* *	1		
Motor Controllers						
Locally Mounted	20%	2029	* *	5	\$100	
Motor Control Center	80%	2029	* *	5	\$1,400	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$900	
Lighting						
Interior Lighting						
Fluorescent	10%	2034	**	10	\$5,800	
	T-8 Lamps And Fixtures, Extent: Mode Location: Offices And Filing Room -		Affected: 100%			
Fluorescent	70%	2029	* *	10	\$40,300	
	Other Observation, Extent : Moderate, Location : Throughout	Area Affec	ted : 100%			
	Explanation: Using T-12 Lamps					
Incandescent	20%	2019	\$223,700	2	\$300	
			*		· · · · · · · · · · · · · · · · · · ·	

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 APPELLATE COURT - 2ND DEPT.

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	45%			2024	\$41,300	10	\$6,800	
Emergency, Battery	5%			2034	* *	10	\$800	
Exit, Service	50%			2034	* *	1		
Exterior Lighting								
HID	90%			2019	\$231,200	10	\$200	
Incandescent	10%			2019	\$21,800	2		
Alarm								
Security System								
No Component	50%							
Generic	50%			2024	\$102,900	1	\$11,700	
Fire/Smoke Detection								
Generic	100%			2032	* *	1-3	\$38,700	

Mechanical		Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2044	* *	5	\$19,500	
Conversion Equipment								
Steam Boiler	100%	0-2	\$331,200	2044	* *	1	\$56,000	
	Leak Evid	ent, Extent :	Moderate, Area A	ffected :	2%			
	Location	: Boiler Sta	ack Is Attached To	Adjacen	t Building. Leaks	Flue Ga.	s As Per Super.	
	Obsolete l	Equipment, I	Extent : Moderate,	Area Af	fected : 100%			
	Location	: Basement						
Distribution								
Steam Piping/Pump	100%	Now	\$23,700	2034	* *	4	\$3,100	
1 0 1	Obsolete l	Equipment, I	Extent : Moderate,	Area Af	fected : 5%			
	Location	: Vacuum (Condensate Pumps	7				
Terminal Devices								
Air Handler	40%			2019	\$146,700	1	\$15,500	
	Other Obs	ervation, Ex	ctent : Light, Area	Affected	: 100%			
	Location	: Basement						
	Explana	tion : 5 Unit	's					
Convector/Radiator	60%			2037	* *	1	\$12,200	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 APPELLATE COURT - 2ND DEPT.

Asset #: 2036

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ir Conditioning Conversion Equipment Reciprocating Compr/Chiller	100%			2029	* *	1	\$29,100		
	Location Other Obs Location	: Chillers							
Distribution Chilled Wtr Pipe/Pump	100%			2044	* *	4	\$3,100		
Terminal Devices Air Handler/Cool/Ht	_) Malfuncti	\$14,400 oning, Extent : Mo tic Control In 2nd,			1 s	\$34,900		
		rating, Exte : Air Hand	ent : Moderate, Are dlers # 1, 3	a Affecte	ed : 5%				
Heat Rejection Water Cooling Tower	Location	ervation, E : Penthou. tion : 2 Un		2022 Affected	\$195,300 : 100%	2	\$63,200		
entilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$35,000		
Exhaust Fans Interior	100%			2029	* *	2	\$1,900		
umbing 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% Obsolete l	Now Equipment,	\$21,100 Extent : Moderate up Leaks	2054	**	4	\$6,200		
Sanitary Piping Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping Cast Iron		Clogged, I	\$4,700 Extent : Moderate, a at With Heavy Rain			1			
Sump Pump(s) Rigid Piping			\$12,000 Extent : Moderate ump - Basement	2034 Area Af	* * Fected : 100%	4	\$1,600		
Fixtures Generic	100%								

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

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 APPELLATE COURT - 2ND DEPT.

Mechanical	Current Repair	Future Re	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light	ht, Area Affected : 10	00%			
	Location: Basement: 3rd Floo	or				
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2044	* *	1-5	\$31,700	
Fire Pump						
Generic	100%	2027	\$50,400	1	\$11,700	

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

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



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

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

Asset #: 4223

rchitecture	Current Rep	air	Future I	Replacement	Ma	aintenance	
stem Component Type	% of Fail Date Es Total (Years)		Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Masonry: Brick	85% Now	. /	LIFE	* *	5	\$51,300	
	Jnt Mortar Miss/Erod, E						
	Location: North And S						
	Other Observation, Exte						
	Location : Entire Build	-	-				
	Explanation: Building	Formerly Used As	s Fordha	m / Bronx Refer	ence Libi	rary	
Masonry: Granite	5%	I	IFE	* *	5	\$2,300	
Masonry: Limestone	10% Now	\$32,700 L	IFE	* *	5	\$4,500	
	Jnt Mortar Miss/Erod, E	xtent : Moderate, 1	Area Affa	ected : 30%			
	Location: At Window	Sills					
Windows							
Glass Block	2% Now		IFE	* *	5	\$100	
	Broken/Missing Element		te, Area	Affected : 5%			
	Location : Wall Facing	Lower Roof					
Metal Clad	13% Now	\$76,000 2	2051	* *	5	\$4,600	
	Broken/Missing Element	s, Extent : Severe,	Area Afj	fected : 25%			
	Location: Bulkheads						
	Corrosion/Rusting, Exter	nt : Moderate, Are	a Affecte	d: 25%			
	Location: Basement						
	Deteriorated Finish, Ext	ent : Moderate, Ar	ea Affec	ted : 50%			
	Location: Basement						
Wood	85% Now	\$268,300 2	2051	* *	5	\$48,200	
	Air Infiltration, Extent :			50%		+ ,	
	Location : Throughout		,				
	Deteriorated Finish, Ext		ea Affec	ted : 50%			
	Location : Throughout		33				
	Split/Cracked, Extent : N		ected : 3	5%			
	Location : Throughout	==					
Parapets							
Masonry: Brick	90% Now	\$61,400 L	JFE	* *	5	\$5,400	
y	Jnt Mortar Miss/Erod, E			ected : 50%		, - ,	
	Location : Throughout		00				
	Painted Surfaces, Extent		Affected	: 50%			
	Location : Interior Fac		20				
	Spalling, Extent : Moder	ate, Area Affected	: 25%				
	Location : Interior Fac						
Pre-Cast Concrete	10%		IFE	* *	5	\$3,800	
Roof						. ,	
Modified Bitumen	100%	2	2026	\$169,400	10	\$29,400	
erior							

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

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

Asset #: 4223

rchitecture		Current Repair		Futur	Future Replacement		Maintenance		
ystem Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Floors									
Carpet		Now	\$138,900	2028	**	3	\$16,500		
	Location :	-	amage, Extent : Se	vere, Are	ea Affected : 100%				
			· Moderate Area	Affected	. 25%				
	Worn/Eroded, Extent : Moderate, Area Affected : 25% Location : Offices								
			loderate, Area Affe	cted : 25	5%				
	Location:	Offices	35						
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"		Now	\$359,600	2036	* *	3	\$12,400		
	_	_	Extent : Moderate	, Area A	ffected : 25%				
	Location:	_		A CC . 1	500/				
	Worn/Erode Location :		: Moderate, Area A	Affected	: 30%				
Interior Walls	Locuiton .	Through	Oui						
Ceramic Tile	5%			2035	* *	5	\$4,900		
Gypsum Board	15%			LIFE	* *	5	\$8,800		
Plaster	80%	Now	\$124,800	LIFE	* *	5	\$23,500		
	Deteriorated Finish, Extent : Severe, Area Affected : 50% Location : Throughout								
		_	: Severe, Area Affe	ected : 50	0%				
	Location:	_			- , -				
Ceilings									
AcousTile,Adhered		Now	\$253,000	2046	* *	5	\$13,700		
		_	ents, Extent : Seve		Affected : 25%				
			Floor Reading Room		250/				
	Worn/Erode Location :		: Moderate, Area A out	Affected	: 25%				
Exposed Concrete	15%			LIFE	* *	5	\$1,300		
Plaster	35%	Now	\$25,000	LIFE	* *	5	\$12,000		
	Cracking/Crumbling, Extent: Moderate, Area Affected: 25% Location: Second Floor Reading Room								
			e, Extent : Moderat		Affected : 10%				
		_	at Workroom And T						
	Paint Peelin	ig, Extent	: Severe, Area Affe	ected : 2.	5%				
	Location:	Through	out						

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

Under 600 Volts

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

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

Asset #: 4223

Electrical	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment Molded Case Bkrs	100% Other Observation, Extent : Moderate, Location : Basement Explanation : 2- Main Service Switch			\$1,000	
Switchgear / Switchboard Molded Case Bkrs	100%	2026 \$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 Insulation Aged, Extent : Moderate, An Location : Electrical Room	2051 ** rea Affected : 100%	1		
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 Other Observation, Extent : Moderate, Location : Water Main Explanation : Corroded	LIFE ** Area Affected : 100%	5	\$500	
Lighting Interior Lighting Fluorescent	100% Now \$207,100 Not in Service, Extent: Light, Area Aff Location: Throughout The Building	2036 * * fected : 100%			
Egress Lighting Exit, Service	100% Now \$12,100 Not in Service, Extent : Light, Area Aff Location : Throughout The Building	2036 * * fected : 100%	1		
Exterior Lighting HID	10% Now \$13,700 Not in Service, Extent : Light, Area Aff Location : Outside	2036 * * fected : 100%			
No Component	90%				
Alarm Security System Generic	100% Now \$110,000 Not in Service, Extent : Light, Area Aff Location : Throughout The Building	2036 * * fected : 100%	1	\$12,300	
Fire/Smoke Detection Generic, Analog	100% Now \$376,500 Not in Service, Extent : Light, Area Aff Location : Throughout The Building	2036 * * fected : 100%	1-3	\$20,600	

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

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

Asset #: 4223

Mechanical	Current Repai	r Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2036	* *	1		
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : Throughout Explanation : This Is A V	Jacant Puilding				
Conversion Equipment	Explanation: This is A v	асані Бинаінд				
Steam Boiler	100%	2031	* *	1	\$36,300	
Steam Boner	Other Observation, Extent		: 100%	1	Ψ30,300	
	Location : Throughout T					
	Explanation: 1 Unit. Th	nis Building Is Vacant	And Not Being Use	ed		
Distribution		·				
Steam Piping/Pump	100% 0-2	\$25,400 2036	* *	4	\$1,800	
	Corroded, Extent: Modera	ite, Area Affected : 10	%			
	Location: Basement					
Terminal Devices						
Convector/Radiator	100%	2031	* *	1	\$11,900	
Air Conditioning						
Energy Source	1000/	2024	* *	1		
Electricity	100%	2034	* *	1		
Conversion Equipment Exterior Pkg Unit -	100%	2021	\$167,800	2	\$2,200	
Cooling	10070	2021	\$107,800	2	\$2,200	
Coomig	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : Roof					
	Explanation : 4 Condemi	ı Units				
Heat Rejection						
Air Condenser Unit	100%	2026	\$72,600	2	\$25,600	
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$20,500	
Exhaust Fans	1000/	2024	Φ20.000	•	# 1.100	
Roof	100%	2021	\$28,900	2	\$1,100	
	On Extended Life, Extent : Location : Roof	Severe, Area Affectea	: 100%			
Dlambing	Locuion . Rooj					
Plumbing H/C Water Piping						
Brass/Copper	80%	2026	\$86,900	1		
Galv Iron/Steel	20% 0-2	\$2,200 2024	\$21,700	1		
	Corroded, Extent : Modera			•		
	Location: Basement					
Water Heater						
Gas Fired	100%	2021	\$8,500	2	\$500	
Sanitary Piping			·			
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
·					-	

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

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

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

Mechanical	Current Repair	Current Repair Future Replacement Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority	
Plumbing					
Fixtures					
Generic	100%				
(Obsolete Fixtures, Extent : Severe, Area	Affected: 100%			
	Location: Throughout				
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 A Importance Code B	\$12,400 \$246,000	\$12,400 \$57,300	\$12,400 \$71,800	\$12,400 \$74,900
•	' ,	, ,	, ,	



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

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

rchitecture	Current Repair	ent	Ma			
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
terior			•			•
Exterior Walls						
Masonry: Brick	55% Now \$1,105,100 Cracking/Crumbling, Extent: Moderate Location: Throughout Sidewalk Shed in Use, Extent: Light, An Location: Corner Of Arthur Ave And Spalling, Extent: Moderate, Area Affect	rea Affected : 5% E. Tremont	**	5	\$73,900	
	Location: Throughout					
	Water Penetration, Extent: Moderate, A Location: Throughout	Area Affected : 20%				
Masonry: Granite	5% Now \$157,500 Int Mortar Miss/Erod, Extent : Moderat Location : Throughout	LIFE e, Area Affected : 209	**	5	\$5,000	
Masonry: Limestone	5% Now \$80,800 Cracking/Crumbling, Extent: Moderate Location: Throughout	LIFE , Area Affected : 10%	* *	5	\$5,000	
Pre-Cast Concrete	35% Now \$154,100 Int Mortar Miss/Erod, Extent: Moderate Location: Throughout Staining/Discoloring, Extent: Moderate Location: Throughout		* *	5	\$152,900	
Windows	Location . Throughout					
Aluminum	100% Now \$2,110,000 Air Infiltration, Extent: Moderate, Area Location: Throughout	2052 Affected : 100%	* *	5	\$25,400	
	Broken/Missing Elements, Extent : Mod Location : Throughout	erate, Area Affected :	20%			
	Ctrwt/Balnc Not Funct, Extent: Modera Location: Throughout	ite, Area Affected : 10	00%			
	Caulking Deteriorated, Extent: Modera Location: Throughout	te, Area Affected : 10	00%			
Parapets						
Cast in Place Concrete	10% Now \$37,100 Cracking/Crumbling, Extent : Moderate Location : Throughout		**	5	\$12,200	
	Water Penetration, Extent : Light, Area Location : Throughout	Affected : 30%				
Masonry: Brick	90% Now \$242,800 Cracking/Crumbling, Extent : Moderate Location : Throughout		**	5	\$10,600	
	Water Penetration, Extent: Moderate, A Location: Throughout	Area Affected : 40%				

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

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

Asset #: 2059

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof Modified Bitumen	100%	Now	\$277,700	2037	* *			
Wodified Bitumen			derate, Area Affect					
		: Through						
	Patching E	Evident, Ex	tent : Moderate, Ai	ea Affecte	ed : 30%			
		: Through						
	_	Growth, E : Through	Extent : Moderate, . out	Area Affeo	cted : 20%			
			xtent : Moderate, A	Area Affec	ted : 30%			
	Location	: Through	out					
nterior Floors								
Carpet	5%	0-2	\$47,400	2023	\$118,500	3	\$14,000	
Сшрег			amage, Extent : M				φ11,000	
		: Through	_	,	3,5			
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	
	Cracking/0		Extent: Moderate		fected : 20%		. ,	
Vinyl Tile	50%			2027	\$789,200	3	\$46,800	
Vinyl Tile 9" X 9"	10%	Now	\$204,500	2027	**	3	\$7,000	
vingi The 5 21 5	Cracking/0		Extent: Moderate		ected : 100%	3	Ψ7,000	
Interior Walls								
Ceramic Tile	3%			2036	* *	5	\$5,400	
Concrete Masonry Unit	10%	0-2	\$8,000	LIFE	* *	5	\$7,300	
		Crumbling, : Basemen	Extent : Moderate t	, Area Aff	fected : 10%			
Gypsum Board	15%	Now	\$22,400	LIFE	* *	5	\$16,300	
	_	Crumbling, : Through	Extent : Moderate out	, Area Aff	fected : 25%			
Metal Panel	15%	Now	\$149,000	LIFE	* *			
	-	Dented, Ex : Through	xtent : Moderate, A out	rea Affect	ted : 100%			
Marble Panels	2%			LIFE	* *	10	\$1,500	
Plaster	55%	Now	\$396,700	LIFE	* *	5	\$29,900	
	_	Crumbling, : Through	Extent : Moderate out	, Area Aff	fected : 25%			
		ed Finish, : Through	Extent : Moderate, out	Area Affe	ected : 30%			
		_	: Moderate, Area	Affected :	10%			
		: Through		-				
		_	xtent : Moderate, A	rea Affec	ted : 30%			
		: Through						

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

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

Asset #: 2059

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Interior										
Ceilings										
AcousTile,Adhered	Location Staining/D	: Through	Extent : Moderate			5	\$14,100			
AcousTileSusp.Lay-In	10%			2032	* *	5	\$18,700			
Exposed Concrete	Location Exposed R									
Plaster	Location Water Pen	: Through	xtent : Moderate, A			5	\$64,400			

lectrical		Current F	Repair	Futur	e Replacement	M	aintenance		
ystem Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts									
Service Equipment									
Fused Disc Sw	90%			2027	\$70,100	5	\$500		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : Two 2500 Amps Main Disconnect Switch								
Fused Disc Sw	10%		<u> </u>	2037	* *	5	\$100		
	Other Observation, Extent: Moderate, Area Affected: 100% Location: Electrical Room Explanation: One 800 Amps Main Disconnect Switch								
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		
		ed Life, Ext : Basemen	tent : Severe, Area t	Affected	! : 100%				
Molded Case Bkrs	70%			2026	\$134,800	5	\$2,300		
Molded Case Bkrs	10%			2035	* *	5	\$300		
Molded Case Bkrs	5%			2052	* *	5	\$200		

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

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

Asset #: 2059

Electrical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Wiring Braided Cloth	70% 2-4 Insulation Aged, Ext Location: Throug		2052 a Affecte	* * ed : 100%	1		
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 Other Observation, Location: Water N Explanation: Cor.				5	\$1,800	
Stand-by Power							
Transfer Switches							
Automatic	100%		2025	\$8,800	1	\$38,500	
Generators							
Diesel		Extent : Moderate, A tor Room Ground Fl 82.5 Kw Single Pha	loor		1	\$48,500	
Batteries							
Lead/Acid	100%		2018	\$1,500	5	\$4,600	
Fuel Storage Main Tank	100% Other Observation, Location : Genera Explanation : 250	tor Room Groung F		* * cted : 100%	5	\$3,700	
Lighting							
Interior Lighting Fluorescent	80% Other Observation, Location : Throug Explanation : T-12	hout The Building	2027 Area Affe	\$565,200 ected: 100%	10	\$91,800	
Fluorescent	15%	2 Europs	2037	* *	10	\$17,200	
Puorescent	T-8 Lamps And Fixt Location : Throug				10	ψ17,200	
Fluorescent	5% Compact Fluorescer Location : Throug		2035 derate, A	* * Area Affected : 100	10	\$5,700	
Egress Lighting							
Emergency, Battery	40%		2022	\$66,900	10	\$12,100	
Emergency, Battery	10%		2035	* *	10	\$3,000	
Exit, LED Exterior Lighting	50%		2062	* *	1		
HID	100%		2022	\$468,400	10	\$400	

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

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

Asset #: 2059

Electrical	Current Repair		Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	90%						
Generic	10%		2035	* *	1	\$4,700	
Fire/Smoke Detection							
No Component	90%						
Generic, Digital	10%		2027	\$128,500	1-3	\$7,900	

/lechanical	Current	Repair	Futur	e Replacement	М	aintenance				
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
eating										
Energy Source Interruptible Gas/Dual Fuel	100%		2047	* *	1					
	Other Observation, I	Extent : Light, Area	Affected	: 100%						
	Location : Basemen	nt Vault								
	Explanation: (2) 5	000 Gallon Tanks								
Conversion Equipment										
Steam Boiler	100%		2032	* *	1	\$124,000				
		Other Observation, Extent: Light, Area Affected: 100%								
	Location : Basemen									
	Explanation: (3) L	Dual Fuel Steam Bo	ilers							
Distribution	1000/		2027	40.77.05		*~ * ~ =				
Steam Piping/Pump	100%		2027	\$865,900	4	\$9,300				
Terminal Devices	1000/		2025	Φ1 1 5 1 500		# 40, 400				
Convector/Radiator	100%		2025	\$1,171,500	1	\$40,400				
ir Conditioning Energy Source										
Electricity	100%		2035	* *	1					
Conversion Equipment	10070		2033		1					
Heat Pump	20%		2028	* *	2	\$1,500				
ricat i amp	Other Observation, Extent: Light, Area Affected: 100%									
	Location : Sixth Floor Fan Room									
	Explanation: (2) V		Pumps							
Interior Pkg Unit -	10%		2028	* *	2	\$800				
Cooling	1070		2020		_	φοσσ				
Window/Wall Unit	70% 0-2	\$17,800	2022	\$178,500	1					
window/ wan Omt	Malfunctioning, Exte Location: Through	-	ffected : .							
	Boethion . Through									
Heat Rejection	Location : Through									
Heat Rejection Water Cooling Tower	20%		2028	* *	2	\$25,200				
		Extent : Light, Area			2	\$25,200				
	20% Other Observation, 1	_	Affected	: 100%		\$25,200				

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.

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

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

Asset #: 2059

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ventilation									
Distribution	200/				de de	o -	#22.100		
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$22,100		
No Component	80%								
Exhaust Fans Roof	100%			2022	\$98,600	2	\$3,800		
Plumbing	100%			2022	\$98,000	2	\$3,800		
H/C Water Piping									
Galv Iron/Steel	100%	0-2	\$7,400	2032	* *	1			
Garv Holl Steel			loderate, Area Affe		%	•			
			Pipe Connects To W						
Water Heater									
Gas Fired	100%			2022	\$28,900	2	\$1,800		
Sanitary Piping									
Cast Iron	100%	0-2	\$26,900	LIFE	* *	1			
	Blockage /	Blockage /Clogged, Extent: Severe, Area Affected: 20%							
	Location	: Basemer	ıt						
Storm Drain Piping									
Cast Iron	100%	0-2	\$3,500	LIFE	* *	1			
			tht, Area Affected :		D.				
	Location	: Basemer	nt, Near Entrance T	o Boiler	Room				
Sump Pump(s)	700 /			2022	Φ 7 , 7 , 0 , 0	4	¢1.200		
Rigid Piping	50%			2022	\$5,500 * *	4	\$1,200		
Rigid Piping	50%	allation I	Extent : Light, Area	2037		4	\$800		
		ananon, 1 : Basemer		Ајјестеа	. 3070				
Sewage Ejector(s)	Bocanon	. Busemen							
Electric	100%			2022	\$11,000	4	\$2,500		
Backflow Preventer	10070			2022	Ψ11,000	•	Ψ2,200		
No Component	80%								
Generic	20%			2032	* *	1	\$1,500		
		rvation, E	Extent : Light, Area		: 10%		. ,		
	Location	: Basemer	ıt						
	Explanat	on : Dedi	cated To The Boiler	r Plant					
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Geared Traction	100%			LIFE	* *				
			Extent : Light, Area	Affected	: 100%				
		: (4) 1-7, (
	Explanat	on : 5 Un	its						

Fire Suppression

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

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

Mechanical	Current Repair	Future Repl	acement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Standpipe						
Generic	100%	2047	* *	1-5	\$63,100	
	Combination Sprinkler/Stdpipe,	Extent : Light, Area Afj	ected : 1009	%		
	Location: Westside Of Buildin	g Façade				
	No Backflow Preventer, Extent:	Light, Area Affected :	100%			
	Location: Basement					
Sprinkler						
No Component	80%					
Generic	20%	2047	* *	1-2	\$7,000	
Fire Pump						
Generic	100%	2036	* *	1	\$23,400	

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Print Date: 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



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

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

rchitecture	Current Repair		Futur	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls	20/ 0.2	Ф2/2 000	LICE	* *	~	Φ 7 0 7 00	
Cast in Place Concrete	3% 0-2 Cracking/Crumbling Location : Cooling		LIFE , Area Aj		5	\$78,700	
Masonry: Brick	12% 0-2 Cracking/Crumbling Location: Through Staining/Discoloring Location: Below V	out , Extent : Light, Arc	ea Affect		5	\$63,000	
Masonry: Granite	3%	indows, Garage w	LIFE	* *	5	\$11,800	
Masonry: Limestone	80% 0-2	\$2,272,300	LIFE	* *	5 5	\$314,800	
Wasoniy. Liniestone	Cracking/Crumbling Location: Through	, Extent : Light, Are			3	\$314,800	
Slate Panels	2%		LIFE	* *	5	\$7,900	
Windows							
Aluminum	100% 0-2 Air Infiltration, Exte Location: Through Other Observation, 1 Location: Exterior Explanation: Dirty	nout Extent : Moderate, A · Surfaces			5	\$34,800	
Parapets							
Cast in Place Concrete	40% 0-2 Cracking/Crumbling Location: Through Expansion Jnt Failus Location: Through	out re, Extent : Light, A			5	\$116,100	
Masonry: Brick	10% 0-2	\$16,100	LIFE	* *	5	\$2,800	
Masonly, Drick	Cracking/Crumbling Location: Through Jnt Mortar Miss/Ero Location: Through	, Extent : Light, Are nout d, Extent : Light, A	ea Affecto	ed : 10%	J	\$2,000	
Masonry: Limestone	40% 0-2 Cracking/Crumbling Location: Through	· ·	LIFE ea Affecte	** ed : 10%	5	\$14,100	
Metal Rail	10% 2-4 Corrosion/Rusting, E Location: Through	\$74,300 Extent : Severe, Area	2044 a Affecte	* * d : 100%	5	\$20,000	2

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

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

Architecture	Current Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Exterior						
Roof	000/ 2.4 \$741.200	2034 **				
Built-Up (BUR)	90% 2-4 \$741,300 Blisters, Extent: Moderate, Area Affect Location: Throughout Patching Evident, Extent: Moderate, A. Location: Annex Water Penetration, Extent: Light, Area Location: At Lower Floor Setbacks Worn/Eroded, Extent: Light, Area Affect Location: Throughout Other Observation, Extent: Moderate, A.	2034 ed : 30% rea Affected : 40% Affected : 20% cted : 100%				
	Location : Setback Areas At Lower Fl Explanation : Pigeon Waste Accumula					
Traffic Topping	10%	2034 **	10	\$30,200		
233333	Recent Replace Evident, Extent: Light, Location: Throughout			700,-00		
nterior						
Floors						
Carpet	20% 2-4 \$213,300 Punct/Tear/Impact Damage, Extent : Li Location : Throughout	2020 \$2,132,700 ght, Area Affected : 20%	3	\$252,900		
Cast in Place Concrete	15% Now \$130,300 Drains Inad/Misposn, Extent: Moderate Location: Loading Dock Over Lm Lev Recent Replace Evident, Extent: Moder Location: Parking Garage Water Penetration, Extent: Moderate, A Location: Over Lm Level Other Observation, Extent: Severe, Are Location: Basement - Near Electrical Explanation: Plywood Covering Cond	vel vate, Area Affected : 10% Area Affected : 100% a Affected : 60% Room Corridors	5	\$276,600		
Ceramic Tile	5%	2033 **	5	\$42,200		
Terrazzo	10% Now \$194,200 Cracking/Crumbling, Extent : Moderate Location : Main Lobby	LIFE ** c, Area Affected : 5%	5	\$65,900		
Vinyl Tile	50% Now \$710,300 Cracking/Crumbling, Extent: Moderate Location: Corridors Patching Evident, Extent: Moderate, As Location: Throughout		3	\$158,100		

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

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

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$67,700	2033	* *	5	\$24,800	
	Broken/Mi	ssing Elem	ients, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location	: Public R	estroom On Lm Le	vel				
	Cracking/0	Crumbling,	Extent: Moderate	, Area A	ffected : 10%			
	Location	: Public R	estroom On Lm Le	vel				
Concrete Masonry Unit	10%	Now	\$109,000	LIFE	* *	5	\$39,600	
č	Vertical C	racks, Exte	nt : Severe, Area A	ffected :	10%		,	
	Location	: Roof Sta	ir D, Basement - E	lectrical	Room			
Fabric on Framing	10%			2025	\$9,997,500	5	\$49,500	
Gypsum Board	33%	0-2	\$67,200	LIFE	* *	5	\$196,100	
Sypsum 2 sure	Cracking/	Crumbling,	Extent : Light, Are		ed : 10%		, , , , , ,	
		: Through						
Masonry: Brick	5%	4+	\$38,300	LIFE	* *			
1/14/5011191 211011			Extent : Light, Are		ed : 10%			
		: Through	· ·	33				
Granite Panels	5%	0-2	\$197,000	LIFE	* *			
Grante Fancis			Extent : Light, Are		ed : 10%			
	_	: Through	_		. 10,0			
Plaster	25%	Now	\$98,500	LIFE	* *	5	\$74,300	
	Cracking/0	Crumbling,	Extent : Moderate	, Area A	ffected : 5%		, ,	
	Location	: Corrido	r Near Judges Gard	ige On L	m Level			
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 10%			
			r Near Judges Gard					
SGFT/Glazed Masonry	5%			LIFE	* *			
Wood	2%			LIFE	* *	5	\$79,300	

Asset #: 2058

Architecture	Current Re	epair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Ceilings							
AcousTileConcealSpLn	40% Now	\$270,300	2029	* *	5	\$210,800	
	Cracking/Crumbling, E Location: 8th Floor	Extent : Moderate	Area Af	fected : 15%			
	Staining/Discoloring, E Location: Various Re			fected : 5%			
	Water Penetration, Ext Location: Various Re		00	cted : 10%			
AcousTileSusp.Lay-In	25% Now	\$337,900	2037	* *	5	\$105,400	
	Broken/Missing Element Location: Throughout	nts, Extent : Light	, Area Aj	ffected : 20%		7-30,133	
	Staining/Discoloring, E Location: Throughout		, Area A <u>f</u>	fected : 35%			
	Water Penetration, Ext Location: Corridors		rea Affe	cted : 5%			
	Worn/Eroded, Extent : Location : Throughou		Affected :	25%			
Exposed Concrete	20%		LIFE	* *	5	\$26,300	
r	Cracking/Crumbling, E Location: Throughou	0 .		ed : 10%		, -,	
	Water Penetration, Ext Location: Stair D To	ent : Light, Area	Affected	: 10%			
Gypsum Board	15% 0-2 Cracking/Crumbling, E	\$63,400 Extent : Light, Are	LIFE a Affecte	* * * * * * * * * * * * * * * * * * *	5	\$158,100	

Electrical	Current Repair	Future	e Replacement	М	aintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	50%	2024	\$58,400	5	\$1,100			
	Other Observation, Extent : Modera	ate, Area Affe	cted : 100%					
	Location: Electrical Room							
	Explanation: Two 3000 Amps An	d Two 2000 A	mps Main Discon	nect Swit	^t ch			
Fused Disc Sw	50%	2050	* *	5	\$1,100			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation: 4000 Amps							
Transformers								
Dry Type	100%	2041	* *	5	\$1,800			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Buildi	ng						
	Explanation : Total Of 75 - Differ	ent Ratings						

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

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

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

Asset #: 2058

50% 50% 50% 50% 50% 50% 50% 50% 50% 50%	Estimated Cost	Year FY 2024 2050 2034 2050 2046 2046	\$242,100 ** ** **	5 5 1 1 5 5 5	\$1,100 \$1,100 \$1,200	Priority
50% 30% 70% 10% 90% 60% 40% 30%		2050 2034 2050 2046 2046	* * * * * * * *	5 1 1 5	\$1,100	
50% 30% 70% 10% 90% 60% 40% 30%		2050 2034 2050 2046 2046	* * * * * * * *	5 1 1 5	\$1,100	
50% 30% 70% 10% 90% 60% 40% 30%		2050 2034 2050 2046 2046	* * * * * * * *	5 1 1 5	\$1,100	
30% 70% 10% 90% 60% 40%		2034 2050 2046 2046	* * * * * * * * * * * * * * * * * * * *	1 1 5		
70% 10% 90% 60% 40%		2050 2046 2046	**	5	\$1,200	
70% 10% 90% 60% 40%		2050 2046 2046	**	5	\$1,200	
10% 90% 60% 40%		2046 2046	**	5	\$1,200	
90% 60% 40% 30%		2046	* *		\$1,200	
90% 60% 40% 30%		2046	* *		\$1,200	
60% 40% 30%				5		
30%		2024			\$11,900	
30%		2024				
30%			\$536,000	1		
		2050	* *	1		
70%		2022		5	\$1,000	
7070		2041	* *	5	\$9,600	
				5	\$6,600	
Location : Basement		rea А <u></u>	ctea : 100%			
10% her Observation, Ext			* * cted : 100%	5	\$700	
	14.					
Explanation : Water I	Main					
100%		2041	* *	1	\$154.500	
10070		2041		1	φ154,500	
100%		2037	* *	1	\$194.400	
	ent : Moderate, A		cted : 100%	1	Ψ17 1,1 00	
Location : Roof						
Explanation : One 15	00 Kw Caterpillar	Genset				
100%		2019	\$1,500	5	\$18,600	
50%		2046	* *	5	\$46,600	
	ent : Moderate, Ai	rea Affe	cted : 100%			
Explanation : One 27	5 Gallons					
50% her Observation, Ext	ent : Moderate, A	2027 rea Affe	\$30,100 cted : 100%	5	\$7,400	
	Location: Basement Explanation: Water I 10% ther Observation, Ext Location: Basement Explanation: Water I 100% 100% ther Observation, Ext Location: Roof Explanation: One 15 100% 50% ther Observation, Ext Location: Roof Explanation: One 27 50%	ther Observation, Extent: Moderate, A. Location: Basement Explanation: Water Main 10% ther Observation, Extent: Moderate, A. Location: Basement Explanation: Water Main 100% 100% ther Observation, Extent: Moderate, A. Location: Roof Explanation: One 1500 Kw Caterpillar 100% 50% ther Observation, Extent: Moderate, A. Location: Roof Explanation: One 275 Gallons 50% ther Observation, Extent: Moderate, A. Location: Roof Explanation: One 275 Gallons 50% ther Observation, Extent: Moderate, A. Location: Roof Explanation: One 275 Gallons	ther Observation, Extent: Moderate, Area Affectiocation: Basement Explanation: Water Main 10% LIFE ther Observation, Extent: Moderate, Area Affectionation: Water Main 100% 2041 100% 2037 Ther Observation, Extent: Moderate, Area Affectionation: Roof Explanation: One 1500 Kw Caterpillar Genset 100% 2019 50% 2046 Ther Observation, Extent: Moderate, Area Affectionation: Roof Explanation: One 275 Gallons 50% 2027 Ther Observation, Extent: Moderate, Area Affectionation: One 275 Gallons 50% 2027	ther Observation, Extent: Moderate, Area Affected: 100% Location: Basement Explanation: Water Main 10% LIFE ** ther Observation, Extent: Moderate, Area Affected: 100% Location: Basement Explanation: Water Main 100% 2041 ** 100% 2037 ** ther Observation, Extent: Moderate, Area Affected: 100% Location: Roof Explanation: One 1500 Kw Caterpillar Genset 100% 2019 \$1,500 50% 2046 ** ther Observation, Extent: Moderate, Area Affected: 100% Location: Roof Explanation: One 275 Gallons 50% 2027 \$30,100 ther Observation, Extent: Moderate, Area Affected: 100%	## Procession	ther Observation, Extent: Moderate, Area Affected: 100% Location: Basement Explanation: Water Main 10%

Lighting

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

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

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	85%	2029	* *	10	\$391,400	
	Other Observation, Extent: M	oderate, Area Affe	cted : 100%			
	Location : Throughout					
	Explanation: Using T-12 La	mps				
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	

echanical	Current Repair	Future Replace	ement	М	aintenance			
estramear estem Component Type	% of Fail Date Estimated Total (Years)	_		Cycle (Yrs)		Priorit		
ating								
Energy Source								
Interruptible Gas/Dual Fuel	100%	2044	* *	1				
	Other Observation, Extent : Light,	Area Affected : 100%						
	Location: Basement							
	Explanation : No.2 Fuel Tank Al Generator	so Used As Main Supply	Tank Fo	or Emerg	ency Diesel			
Conversion Equipment								
Steam Boiler	100% 2-4 \$2,421,	500 2044	* *	1	\$447,400			
	On Extended Life, Extent: Moderate, Area Affected: 100%							
	Location : Boiler Room							
	Other Observation, Extent: Light,	Area Affected : 1%						
	Location : 10th Floor Boiler Ro	om						
	Explanation: 2 Units - 2 Heat E	xchangers Convert Stear	n To Ho	t Water				
Distribution								
Hot Wtr Piping/Pump	70%	2032	* *	4	\$17,300			
	Other Observation, Extent : Light, Area Affected : 70%							
	Location: Throughout							
	Explanation : Hot Water Used F	or Preheat Coils And Pe	rimeter	Radiator.	S			
Steam Piping/Pump	30%	2034	* *	4	\$11,100			

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

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

Asset #: 2058

Mechanical	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Terminal Devices							
Air Handler	30% Now	\$40,200	2024	\$804,600	1	\$83,800	
	Malfunctioning, Extent Location: Pneumatic		a Affected	d : 10%			
Fan Coil Unit/Heat	70%	Comroi System	2024	\$5,213,800	1	\$113,500	
air Conditioning	7070		2024	\$5,215,600	1	\$113,500	
Energy Source							
Electricity	100%		2032	* *	1		
Conversion Equipment							
Centrifugal, Elec Chiller	99%		2039	* *	1	\$537,800	
3	R-134a Refrigerant, Ex	tent : Light, Ared	Affected	! : 100%			
	Location : Chillers						
	Other Observation, Ext	_					
	Location: 3 Units In	10th Floor, And 0	One Unit	On Roof			
	Explanation: 4 Units						
Exterior Pkg Unit -	1%		2029	* *	2	\$300	
Cooling							
Distribution	400-1		• • • • •			** / ** 0.0	
Chilled Wtr Pipe/Pump	100%		2044	* *	4	\$24,700	
Terminal Devices	5 00/		2020	* *		Φ1 55 3 00	
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	
water Cooming Tower	Other Observation, Ext	ent·Lioht Area			2	\$303,200	
	Location: Roof	em . Ligm, mea	Пуссиси	. 100/0			
	Explanation: 2 Units						
Ventilation	1						
Distribution							
Ductwork/Diffusers	100% Now	\$214,700	LIFE	* *	2-5	\$279,900	
	Insul. Deteriorating, Ex		Area Aff	ected : 5%			
	Location : 10th Floor						
Exhaust Fans							
Interior	100%		2024	\$549,900	2	\$15,400	
Plumbing							
H/C Water Piping	1.00/		2044	* *	1		
Brass/Copper Galv Iron/Steel	10% 90% Now	¢122.700	2044		1		
Galv Iron/Steel	Booster Pump w/Tank,	\$133,700 Extent : Modera	2022	\$1,337,100	1		
	Location: Basement	Laciii . Modeldi	., 1110u F	ујескей . 5/0			
HW Heat Exchanger	Location : Dasement						
HTHW/HW	100%		2050	* *			
111111111	Other Observation, Ext	ent : Moderate, A		cted : 100%			
	Location: Basement	,	33 -				
	Explanation: 2 Units						

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

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

Asset #: 2058

Mechanical	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Plumbing Sanitary Piping Cast Iron	100% Now \$54,000 Blockage /Clogged, Extent : Moderate, Location : Northeast Side Street Sewe		1		
Storm Drain Piping Cast Iron	100% Now \$34,700 Blockage /Clogged, Extent : Moderate, Location : Garage Level And Baseme		1 Ieavy Rai	in	
Sump Pump(s) Rigid Piping	100% 0-2 \$11,000 Obsolete Equipment, Extent : Moderate Location : Basement	2034 ** e, Area Affected : 100%	4	\$1,600	
Sewage Ejector(s) Electric	100% 0-2 \$11,000 Obsolete Equipment, Extent : Moderate Location : Basement	2034 ** e, Area Affected : 100%	4	\$1,600	
Backflow Preventer	1000/	2029 **	1	\$20.700	
Generic Fixtures	100%	ZUZ7 * * *	1	\$30,700	
Generic	100%				
Vertical Transport Elevators Geared Traction	90% Other Observation, Extent : Light, Are Location : (6) Lm-8 (4) B-9 (1) B Explanation : 11 Units				
Hydraulic	10% Other Observation, Extent: Light, Area Location: G-4th Floor Explanation: 2 Units	LIFE ** a Affected : 100%			
Escalators Under 20' Rise	100% Other Observation, Extent: Light, Area Location: (2) Lm - M, (2) M-1, (2) 1- Explanation: 6 Units				
Fire Suppression Standpipe Generic	100%	2050 **	1-5	\$253,100	
Sprinkler No Component Generic	70% 30% Dry System, Extent : Light, Area Affect Location : Dry In Garage And Wet A		1-2	\$42,200	
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

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

Asset #: 14315

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Exterior Walls Metal/Glass Curt Wall	65% 0-2 \$3,830,00 Glazing Broken/Cracked, Extent: L Location: Seventh Floor Law Libi	ight, Area Affected : 20%	5	\$794,200	
Metal Panel	20% 0-2 \$46,40 Broken/Missing Elements, Extent : I Location : Throughout		5	\$244,400	
Granite Panels	5%	LIFE **	5	\$24,400	
Pre-Cast Concrete	10%	LIFE **	5	\$211,800	
Windows					
Metal Louvers No Component	10% 90%	2034 **	10		
Parapets	100/	2045 **	~	ф д 7 00	
Metal Panel	10%	2043	5 5 10	\$7,700	
Metal Rail Roof	90%	2038 **	5-10	\$322,000	
IRMA/Protected Membrane	4% Now \$26,10	00 2030 **			
	Water Penetration, Extent : Light, A Location : Throughout	rea Affected : 10%			
Metal Panel	4% Now \$46,10 Seams Open/Split, Extent : Moderat Location : Over 2nd Floor Ramp?	e, Area Affected : 100%			
Modified Bitumen	90% Now \$214,30 Water Penetration, Extent: Light, A Location: Throughout				
Skylight, Metal/Glass	2% Other Observation, Extent: Light, A Location: Throughout Explanation: 2 Units	2045 ** Area Affected : 100%	10	\$27,500	
terior					
Floors					
Carpet	40% 0-2 \$1,109,40 Punct/Tear/Impact Damage, Extent Location: Throughout		3	\$657,800	
Cast in Place Concrete	10% 4+ \$22,60 Loose/Delam Surface, Extent : Ligh Location : Boiler Room Paint Peeling, Extent : Moderate, A	t, Area Affected : 25%	5	\$239,800	
	Location : Elevator Machine Room				
Ceramic Tile	5%	2034 **	5	\$54,800	
Granite Panels	15%	LIFE **	5	\$123,300	
Terrazzo	30% 0-2 \$1,022,80		5	\$257,000	
·	Cracking/Crumbling, Extent: Light, Location: Throughout		-	,	

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

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

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Ceramic Tile	8%			2034	* *	5	\$147,000	
Gypsum Board	75%			LIFE	* *	5	\$826,700	
			ents, Extent : Ligh Room 1031	t, Area A	ffected : 1%			
		etration, Ex : Througho	ctent : Light, Area	Affected	: 10%			
Granite Panels	12%			LIFE	* *			
Wood	5%			LIFE	* *	5	\$367,400	
Ceilings								
AcousTileSusp.Lay-In	58%	0-2	\$254,900	2038	* *	5	\$318,000	
		ssing Eleme : Througho	ents, Extent : Ligh out	t, Area A	ffected : 10%			
Gypsum Board	40%	0-2	\$439,500	LIFE	* *	5	\$548,200	
~1			ctent : Light, Area And Ceiling Abov				,	
Metal Panel	2%			LIFE	* *	5	\$27,400	

ectrical	Current Repair	Future Repl	acement	M		
tem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim	ated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ler 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2051	* *	5	\$3,800	
	Other Observation, Extent: Light	, Area Affected : 100%	ó			
	Location : Electrical Room					
	Explanation: 4-5000 Amps Ser	vices				
Transformers						
Dry Type	100%	2042	* *	5	\$2,700	
	Other Observation, Extent : Light	, Area Affected : 100%	ó			
	Location : Throughout					
	Explanation : Various Kva Rati	ngs				
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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^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14315

Electrical		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2042	* *	5	\$500	
Motor Control Center	80%			2042	* *	5	\$16,000	
	Other Ob:	servation, E	Extent : Light, Area	Affected	: 80%			
	Location	ı : First, Se	venth And Mezzani	ine Floor	S			
	Explana	tion : Both	Sides					
Motor Control Center	10%			2042	* *	5	\$2,000	
	Other Obs Location	servation, E 1 : Mezzani			: 10%		+=,,,,,	
~	Explana	tion : Used	For Smoke Purge					
Ground								
Grounding Devices	1000/			LIDE	* *	_	¢10.000	
Generic	100%			LIFE		5	\$10,800	
		servanon, E 1 : Basemer	Extent : Moderate, 1	<i>А</i> геа Ајје	ciea : 100%			
11 0	Explana	tion : Wate	r Main					
Stand-by Power								
Transfer Switches	1000/			2042	* *	1	¢225 400	
Automatic	100%			2042		1	\$225,400	
			Extent : Moderate, 1	Area Affe	ctea : 100%			
			us Locations					
	Explana	tion : Mult	iple Units					
Generators	1000/			2020	* *	1	Φ 2 02 7 00	
Diesel	100%			2038		1	\$283,700	
			Extent : Moderate, A	Area Affe	ctea : 100%			
		n : Basemer						
	Explana	tion : 1000	Kva					
Batteries	1000/			2020	4. 50 0	_	Ф25 100	
Lead/Acid	100%			2020	\$1,500	5	\$27,100	
Fuel Storage	2001			20.45	ata at	_	ф ая з оо	
Day Tank	20%			2047	* *	5	\$27,200	
			Extent : Moderate, 1	Area Affe	cted : 100%			
		ı : Basemer						
	Explana	tion : 275 (Gallons					
Main Tank	80%			2060	* *	5	\$17,200	
	Other Ob:	servation, E	Extent : Moderate, 1	Area Affe	cted : 100%			
	Location	ı : Basemer	ıt					
	Explana	tion : 10,00	00 Gallons, Shared	With Box	iler			
Lighting								
Interior Lighting								
Fluorescent	50%			2033	* *	10	\$335,900	
	T-12 Lam	ps And Fixi	ures, Extent : Mod	erate, Ar	ea Affected : 1009	%		
		ı : Through						
Fluorescent	20%			2033	* *	10	\$134,400	
1 Iuorescent			res, Extent : Mode			10	Ψ1.5π,π00	
	_	з Ana Гілій 1 : Through		, aic, 111 C	а гујески . 100/(•		
IIII				2022		10	ф л 400	
HID	30%			2033	* *	10	\$7,100	

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

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

Maintenance

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

Asset #: 14315

Future Replacement

Current Repair

Electrical

	Our Cit it	Срап	ratare	replacement		annenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
600 /			2060	sle sle	1		
						¢14.000	
30%			2033	at at	10	\$14,800	
1000/			2022	ታ ታ	10	Φ2 200	
100%			2033	* *	10	\$2,200	
1000/			20.50	ماد ماد	-	#21 500	
100%			2060	* *	5	\$21,500	
1000/			2022	ماد ماد		Φ272 (00	
100%			2033	* *	l	\$273,600	
400							
100%			2033	**	1-3	\$465,100	
	Current R	epair	Future	Replacement	М	aintenance	
% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Total	(Years)		FY		(Yrs)		
			•				•
100%			2045	* *	1		
					_		
Other Obs	ervation, Ex	xtent : Light, Area	Affected .	: 100%			
		0 .	55				
Explanat	ion : 2 - 10.	.000 Gallon Tanks	For #2 F	uel Oil			
100%			2038	* *	1	\$362,200	
	ervation. Ex	xtent : Light, Area		: 100%	_	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
			33				
Explanat	ion : 3 Boil	ers					
100%			2041	* *	4	\$36 100	
10070			2011			ψ30,100	
35%			2030	* *	1	\$158 500	
				* *			
	Now	\$140,600					
					4	\$3,400	
			и Ајјестес	l. 3070			
			·	T1 : 4			
Explanat	ion : Insuffi	cient Heating Cap	pacity For	1 nis Area			
1000			20.47	ala -1-	1		
100%	=	, , , , , , , , , , , , , , , , , , , ,	2047	* *	1		
Other Obs	ervation, Ex	xtent : Light, Area oom			1		
	Total	% of Fail Date (Years) 60% 10% 30% 100% 100% Current R % of Fail Date (Years) 100% Other Observation, Extocation: Vault Explanation: 2 - 10, 100% Other Observation, Extocation: Boiler Ro Explanation: 3 Boiler Ro Solver Observation, Explanation: 5 Sallyport	60% 10% 30% 100% 100% Current Repair % of Fail Date Estimated Cost Total (Years) 100% Other Observation, Extent: Light, Area Location: Vault Explanation: 2 - 10,000 Gallon Tanks 100% Other Observation, Extent: Light, Area Location: Boiler Room Explanation: 3 Boilers 100% 35% 60% 5% Now \$140,600 Other Observation, Extent: Severe, Are Location: Sallyport	Note Fail Date Estimated Cost Year FY	Sestimated Cost Year Estimated Cost FY	Setimated Cost Year Estimated Cost Cycle (Yrs)	Sestimated Cost Year Estimated Cost Year Estimated Cost Year Estimated Cost Year Sestimated Cost Year Y

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

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

Asset #: 14315

Mechanical		Current Repair		Futu	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment	0.007			2024	* *	1	Ф 7 12 400	
Centrifugal, Elec Chiller Interior Pkg Unit - Cooling	90%		\$934,800	2034 2030	* *	1 2	\$713,400 \$3,600	
,		erable, Exte 1 : Unit 2, 8	ent : Severe, Area A 8, 9, 19	Affected :	100%			
		servation, E 1 : Through	Extent : Severe, Are out	a Affecte	ed : 100%			
		tion : Inade frigerant H	equate Condenser V Icfc 123	Vater Flo	ow To Operate Equ	iipment		
Distribution Chilled Wtr Pipe/Pump		, Extent : L	ight, Area Affected Water Cooling Tov		* *	4	\$36,100	
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	* *	1	\$453,000	
Heat Rejection Water Cooling Tower	100%		\$833,400 Extent : Severe, Are	2026	\$2,083,500	2	\$589,800	
	Location Explana	n : Through tion : Cond		g From C	Cooling Tower To S	System Co	omponents Not	
Ventilation								
Exhaust Fans	95%			2030	* *	2	\$21.200	
Interior Roof	93% 5%			2030	* *	2 2	\$21,300 \$1,100	
Plumbing	370			2030			ψ1,100	
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Water Heater	400-					_	*** = = 0.0	
Gas Fired			Extent : Light, Area	2023 Affected	\$168,900 !: 100%	2	\$10,700	
			its - 250 Gallons					
Sanitary Piping	_T ********	2 010						
Cast Iron		servation, E	\$78,800 Extent : Severe, Are ner House Sewer	LIFE a Affecte	* * ed : 100%	1		
	Explana	tion : Secti	on Of Sagging Pipi	ng Need.	s Replacement			
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	

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

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Mechanical	Current Repair	Future Replac	ement	М	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing							
Backflow Preventer							
Generic	100%	2030	* *	1	\$44,900		
	Other Observation, Extent: Ligh	ıt, Area Affected : 100%					
	Location: Water Meter Room						
	Explanation : Fire And Domes	tic Water Service					
Fixtures							
Generic	100%						
Vertical Transport							
Elevators	0.70		* *				
Geared Traction	95%	LIFE	* *				
	Other Observation, Extent: Ligh						
	Location: (12) S B-9, (8) S B-6	0, (1) 1-/					
	Explanation : 21 Units						
Hydraulic	5%	LIFE	* *				
	Other Observation, Extent : Ligh	ıt, Area Affected : 100%					
	Location: B-2						
	Explanation : 1 Unit						
Escalators	1000/		* *				
Under 20' Rise	100%	LIFE	* *				
	Other Observation, Extent : Ligh	it, Area Affected : 100%					
	Location: Lobby						
T' G .	Explanation: 2 Units						
Fire Suppression							
Standpipe	1000/	2045	* *	1.5	¢202.000		
Generic	100%	2045		1-5	\$383,000		
Sprinkler	1000/	2045	* *	1.2	\$20 <i>E</i> 200		
Generic	100%	2045	* *	1-2	\$205,200		
Fire Pump	1000/	2024	* *	1	¢127.000		
Generic	100%	2034	* *	1	\$136,800		

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

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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



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 BRONX HOUSING COURT

Architecture	Current Repair		Future Repla	Future Replacement		Maintenance	
ystem Component Type	% of Fail Da Total (Year	te Estimated Cost	Year Estima	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Glass Block	Location : Throu Water Penetration	\$42,600 rod, Extent : Modera ghout , Extent : Severe, Are (east) Facade, Street	a Affected : 10%		5	\$5,400	
Masonry: Brick Cavity	Location: Bulkh Jnt Mortar Miss/E Location: North Rusting Masonry S Location: At Loc Staining/Discolori Location: Below Vertical Cracks, E	\$311,600 lure, Extent: Modera ead And Throughout rod, Extent: Modera And South Facades, Supt, Extent: Modera evers ng, Extent: Moderate Window Sills And Vo extent: Moderate, Are ead, Rear Facade At	te, Area Affected Bulkhead te, Area Affected e, Area Affected . ents va Affected : 10%	: 20% !: 15%	5	\$83,900	
Masonry: Sandstone	5% 0-2 Open Joints, Exter Location : Bulkh	\$9,400 at : Moderate, Area A ead	LIFE ffected : 15%	* *	5	\$4,600	
Metal/Glass Curt Wall	Location: Throw Glazing Clouded, Location: North Caulking Deterior Location: Throw Water Penetration	- Extent : Moderate, Ar Facade At Main Stai ated, Extent : Modera	rea Affected : 20% r ute, Area Affected Affected : 20%		5	\$46,300	
Windows							
Aluminum	Location: 1st Fl Caulking Deterior Location: Upper Water Penetration	\$207,000 racked, Extent: Seven oor, West Facade ated, Extent: Modera Floors Extent: Moderate, 1 as Rooms On Upper 1	ate, Area Affected Area Affected : 1	d : 25% 5%	5 n Floor E.	\$12,500	
Metal Louvers	10% 4+	\$4,100 , Extent : Light, Area	2035	* *		·	

Asset #: 4374

Architecture	Cu	rrent Rep	air	Futur	e Replacement	M	aintenance		
System Component Type		Date Es	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Parapets						_			
Masonry: Brick Cavity	15%			LIFE	* *	5	\$500		
Masonry: Sandstone	5%		Φ7.200	LIFE	* *	5	\$200		
Metal Rail		+	\$7,200	2039	**	5	\$19,400		
		-	nt : Moderate, A	Area Affe	cted : 30%				
	Location: Th	_		A A CC	C1 - 50/				
	_		ent : Moderate,		ectea : 5%				
		ortnwest C	Corner - 6th Flo						
Stucco Cement	5%			2039	* *	5	\$500		
Roof IRMA/Protected Membrane	82% 0	-2	\$38,400	2031	* *				
	Broken Paver Location : 6th		ctent : Moderate oof	e, Area Aj	ffected : 25%				
	Drains Inad/M Location : 6th	-	xtent : Moderate oof	e, Area Ą	ffected : 15%				
	Insul Miss/Dis Location : 6th		ctent : Moderate oof	e, Area A	ffected : 15%				
	Miss/Damagea Location : So	_		erate, Ar	ea Affected : 30%				
	Vegetation Gro Location : Th		nt : Moderate, l	Area Affe	ected : 20%				
Modified Bitumen	10%			2026	\$17,100	10	\$3,000		
Skylight, Plastic	5%			2039	**	1	. ,		
Sloped Glazing		ow	\$5,200	LIFE	* *	5	\$11,900		
	Corrosion/Rus Location : Er	-	nt : Moderate, A	Area Affe	cted : 20%				
nterior									
Floors									
Carpet	10%			2019	\$189,300	3	\$22,500		
	Staining/Disco Location : Th		tent : Light, Ard	ea Affecte	ed : 50%				
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		_	\$56,700 tent : Light, Are	2031 ea Affecte	* * ed : 10%	3	\$25,300		
		-							
	Uneven Substr	ate, Exten	t : Moderate, A	rea Affec	ted : 10%				

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

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

Asset #: 4374

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Interior Walls									
Ceramic Tile	5%			2035	* *	5	\$7,300		
Concrete Masonry Unit	10%			LIFE	* *	5	\$5,900		
Glass: Single Pane	5%		\$21,800	LIFE	* *	5	\$5,500		
	Other Observation, Extent: Moderate, Area Affected: 35%								
	Location	n : At Main	Stair - All Levels						
	Explana	tion : Cloud	ded / Staining						
Gypsum Board	50%	Now	\$30,100	LIFE	* *	5	\$44,000		
	Water Per	netration, E	xtent : Moderate, A	Area Affe	cted : 15%				
	Location	n : Stair B E	Bulkhead, Various I	Rooms O	n Upper Floors, 10	0th Floor	Elevator Lobby		
Masonry: Brick	15%	4+	\$42,500	LIFE	* *				
3	Staining/I	Discoloring,	Extent : Moderate		ffected : 20%				
		n : Main Sta			,,,				
Granite Panels	5%	4+	\$29,100	LIFE	* *				
Grante Fanels			Extent : Moderate, A		ected : 25%				
		n : Entrance		1, 00, 11,,, 0					
			ing/coloring						
Wood	10%			LIFE	* *	5	\$58,600		
Ceilings	1070						Ψ20,000		
AcousTileSusp.Lay-In	60%	0-2	\$72,000	2039	* *	5	\$44,900		
ricous ricousp. Eug in		~ =	Extent : Light, Are		ed : 10%		Ψ11,500		
	_	n : Through	_	33					
			Extent : Moderate,	Area Afi	fected: 15%				
	_		ing Walls - Upper I						
Eurosad Canamata			opposite		* *		\$2.200		
Exposed Concrete	10% 30%		ቀስ በባለ	LIFE	* *	5 5	\$2,300		
Gypsum Board			\$9,000 Extent : Moderate, A	LIFE		3	\$56,100		
						Labby			
	Location	a. various	Rooms On Upper I	woors, 1	om r wor Elevator	Lovvy			

ectrical	Current Repair	Future Rep	lacement	Ma	aintenance			
stem Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority		
der 600 Volts								
Service Equipment								
Molded Case Bkrs	100%	2046	* *	5	\$2,600			
	Other Observation, Extent: Moder	ate, Area Affected :	100%					
	Location : Electrical Room							
	Explanation : One Electrical Serv	ice Rated At 6000 A	mps					
Transformers								
Dry Type	100%	2039	* *	5	\$400			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Throughout							
	Explanation : Multiple Units - Va	rious Sizes						
Switchgear / Switchboard								
Molded Case Bkrs	100%	2046	* *	5	\$2,600			

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

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

Asset #: 4374

Electrical	Current Repair	Future Re	placement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2046	* *	1		
Panelboards	1000/	20.42	* *	~	Φ2. 600	
Molded Case Bkrs	100%	2042	* *	5	\$2,600	
Wiring Thermoplastic	100%	2046	* *	1		
Motor Controllers	10070	2040		1		
Locally Mounted	5%	2039	* *	5		
Motor Control Center	95%	2039	* *	5	\$2,600	
Ground	3676				Ψ2,000	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,500	
	Other Observation, Extent : Mode	rate, Area Affected	: 100%			
	Location : Basement					
_	Explanation : Water Main					
Stand-by Power						
Transfer Switches	1000/	2020	* *	1	\$20,800	
Automatic	100%	2039		1	\$30,800	
Generators Diesel	100%	2035	* *	1	\$38,700	
Diesei	Other Observation, Extent : Mode			1	\$30,700	
	Location: Penthouse	. are, in early cerea	. 100,0			
	Explanation: No Rating Availab	ble				
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	0.71		ata ata		* 0= 400	
Fluorescent	95%	2031	**	10	\$87,100	
	Other Observation, Extent : Mode		: 100%			
	Location: Throughout The Build	aing				
	Explanation: T-8 Lamps	2021	ste ste		# 100	
Incandescent	5%	2031	* *	2	\$100	
Egress Lighting	100%	2021	* *	1		
Emergency, Service Exterior Lighting	100%	2031		1		
Exterior Lighting HID	20%	2031	* *	10	\$100	
No Component	80%	2031		10	\$100	
Alarm	0070					
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2031	* *	1-3	\$18,500	
<u></u>					*	

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

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

Asset #: 4374

Mechanical	Current l	Repair	Future Replacement Maintenance			aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%		2046	* *	1			
	Other Observation, E Location: Basemer Explanation: (1) 6,	ıt Vault	Affected	: 100%				
Conversion Equipment Hot Water Boiler	100% Other Observation, E Location : Sixth Flo	oor Mechanical Eq	uipment I		1	\$49,400		
Division of	Explanation: (2) D	ual Fuel Hot Wate	r Boilers					
Distribution Hot Wtr Piping/Pump	100%		2042	* *	4	\$7,400		
Terminal Devices Air Handler	50%		2031	* *	1	\$30,900		
Convector/Radiator	50%		2039	4. 4.	1	\$16,200		
Air Conditioning Energy Source Electricity	100%		2042	* *	1			
Conversion Equipment Centrifugal, Elec Chiller	100%		2035	**	1	\$108,200		
	Other Observation, E Location: Sixth Flo Explanation: 2 Ros	oor Mechanical Eq	uipment I	Room				
Distribution		,	,,,,,					
Chilled Wtr Pipe/Pump	100%		2046	* *	4	\$7,400		
Terminal Devices Air Handler/Cool/Ht	100%		2031	* *	1	\$61,800		
Heat Rejection Water Cooling Tower	100% Recent Repair Eviden Location : Roof	nt, Extent : Light, A	2027 rea Affec	\$284,400 ted : 100%	2	\$100,600		
Ventilation								
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$55,800		
Exhaust Fans Roof No Component	10% 90%		2031	* *	2	\$300		
110 Component	Other Observation, E Location: Basemer Explanation: Equip	nt And Sixth Floor			action O	f This Ranget		

Plumbing

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

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

Asset #: 4374

Mechanical	Current Repair	Future Replacement	Future Replacement Maintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing						
H/C Water Piping						
Brass/Copper	98%	2046 **	1			
Brass/Copper	2% 0-2 \$5,900 Other Observation, Extent : Moderate		1			
	Location : Roof	e, Area Affectea . 100%				
	Explanation : Deteriorating Roof Ta	ınk Shingles				
Water Heater	The state of the s					
Gas Fired	100%	2021 \$23,100	2	\$1,500		
	Recent Repair Evident, Extent: Light,					
	Location : Sixth Floor Mechanical F	Room				
Sanitary Piping	1000/					
Cast Iron	100%	LIFE **	1			
Storm Drain Piping Cast Iron	100%	LIFE **	1			
Sump Pump(s)	100%	LIFE	1			
Rigid Piping	100%	2031 **	4	\$2,500		
Sewage Ejector(s)	10070	2031	•	Ψ2,200		
Electric	100%	2031 **	4	\$2,500		
Backflow Preventer						
Generic	100%	2031 **	1	\$6,100		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators Geared Traction	100%	LIFE **				
Ocarca Traction	Other Observation, Extent : Light, Are					
	Location : First Floor Through Tent					
	Explanation: 6 Units					
Escalators						
Over 20' Rise	100%	LIFE **				
	Other Observation, Extent : Light, Are	ea Affected : 100%				
	Location: Lower Floors					
Fig. 6	Explanation: 2 Units					
Fire Suppression Standpipe						
Generic	100%	2046 **	1-5	\$50,400		
Concile	Combination Sprinkler/Stdpipe, Exten			φ50,100		
	Location : Basement	3,0				
Sprinkler						
Generic	100%	2046 **	1-2	\$28,000		
Fire Pump						
Generic	100%	2035 **	1	\$18,700		

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

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

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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

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



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

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

Asset #: 13869

Architecture		Current I	Repair	Futur	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	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		
	Deteriora	ted Finish,	Extent : Moderate,	Area Afj	fected : 25%				
	Location	ı : At Dorm	ers And Tower						
	Paint Pee	ling, Extent	: Moderate, Area	Affected	: 50%				
	Location	ı : At Dorm	ers And Tower						
Windows									
Aluminum	95%			2042	* *	5	\$26,300		
Wood	5%	Now	\$38,500	2051	* *	5	\$6,900		
		Decay, Exten n : Basemen	nt : Moderate, Area at	ı Affected	d : 25%				
	Thermally	Inefficient	, Extent : Severe, A	rea Affe	cted : 100%				
	-	ı : Basemen							
			: : Moderate, Area .	Affected	: 50%				
		n : Basemen		1990000	. 20,0				
Parapets									
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$1,400		
Masonry: Brick	20%			LIFE	* *	5	\$700		
No Component	75%			Em E		J	Ψ,00		
Roof	7370								
Built-Up (BUR)	10%	Now	\$13,500	2036	* *			1	
Dunit of (2016)			xtent : Severe, Are		d : 20%			-	
			on Of Carriage Hoi						
			: Moderate, Area		=				
			eting Room B	2,5,000000	. 25,0				
Compan/Tomo	40%		\$15,800	2054	* *				
Copper/Terne			\$15,800 Extent : Moderate, A						
				теа Ајје	ciea . 10%				
		n : Over Att							
Metal Panel		Now	\$19,900	2031	* *			1	
			Extent : Moderate, A	Area Affe	cted : 25%				
			rriage House						
			xtent : Severe, Ared	a Affecte	d: 20%				
	Location	ı : Over Ca	rriage House						
Modified Bitumen	15%			2026	\$25,700	10	\$4,400		
Skylight, Metal/Glass	5%			2036	* *	10	\$4,900		

Interior

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

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

Asset #: 13869

Architecture		Current I	Repair	Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors	= 0.			2025	фо. 4. 5 00	2	411.200	
Carpet	5%		* 4 ~ 400	2025	\$94,700	3	\$11,200	
Cast in Place Concrete	5%		\$15,400	LIFE	**	5	\$16,400	
	_	_	Extent: Light, Are	ea Affect	ed : 20%			
		n : Basemen	nt					
Ceramic Tile	5%			2035	* *	5	\$7,500	
Vinyl Tile	40%		\$100,900	2026	\$504,400	3	\$22,500	
			Extent: Light, Are	ea Affect	ed : 10%			
	Location	n : Second I	Floor And Attic					
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	
	Cracking/	Crumbling,	Extent: Moderate	, Area A	ffected : 25%			
	Location	n : Basemen	nt					
	Paint Pee	ling, Extent	: Moderate, Area	Affected	: 50%			
	Location	n : Basemen	nt					
Ceilings								
AcousTileSusp.Lay-In	30%			2043	* *	5	\$44,900	
Plaster	50%			LIFE	* *	5	\$46,800	
Plaster	20%			LIFE	* *	5-10	\$51,500	
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
	Location	n : Carriage	e House And Meetii	ng Room	B			
	Water Per	netration, E	xtent : Severe, Ared	a Affecte	d: 25%			
	Location	n : Carriage	e House And Meetii	ng Rom	В			

Electrical	Current Repair	Future F	Replacement	M	aintenance			
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nder 600 Volts								
Service Equipment								
Fused Disc Sw	50%	2036	* *	5				
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Electrical Room							
	Explanation : Main Service Switch	n Rated @ 600 A	Amperes					
Fused Disc Sw	50%	2026	\$2,400	5				
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Electrical Room							
	Explanation : Main Service Switch	n Rated @ 600 A	Amperes					
Switchgear / Switchboard								
Molded Case Bkrs	100%	2026	\$96,900	5	\$400			

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

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

Asset #: 13869

Electrical	Current Re	epair	Futur	e Replacement	M		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	20%		2036	* *	1		
Conduit	80%		2026	\$22,000	1		
Panelboards							
Fused Disc Sw	5%		2034	* *	5		
Molded Case Bkrs	20%		2034	* *	5	\$100	
Molded Case Bkrs	75%		2025	\$22,200	5	\$300	
Wiring Braided Cloth	75% 2-4 Insulation Aged, Exten Location : Throughou		2051 a Affecte	* * d : 100%	1		
Thermoplastic	25%		2036	* *	1		
Ground Grounding Devices Not Accessible	50% Other Observation, Ext Location: Explanation: Covere			: 0%			
Generic	50%		LIFE	* *	5	\$100	
Lighting							
Interior Lighting	2007		2021	* *	1.0	# 4 100	
Fluorescent	30% Other Observation, Ext Location: 1st Floor Explanation: T-8 La		2031 Area Affe		10	\$4,100	
Fluorescent	60%		2026	\$50,800	10	\$8,300	
	Other Observation, Ex- Location : Throughou Explanation : T-12 L	ut The Building	rea Affe			·	
Fluorescent	7% Other Observation, Ext Location: Lobby And Explanation: Compa	d Hallways			10	\$1,000	
IIID		ci riuoresceni Li		ues	10		
HID Incondescent	2%		2026	¢1 000	10		
Incandescent	1%		2026	\$1,900	2		
Egress Lighting Emergency, Battery	50%		2031	* *	10	\$1,800	
Exit, Service	50% 50%		2031	* *	10	\$1,000	
Exterior Lighting	3070		2031		1		
HID	5%		2026	\$2,800	10		
No Component	95%		2020	φ2,600	10		
Alarm	75/0						

Alarm

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

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

Electrical	Current Re	pair Fu	ture Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Yea		Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	203	1 **	1	\$1,700	
	Other Observation, Ext	ent : Moderate, Area A	ffected : 100%			
	Location : Hallways A	And Outside				
	Explanation: CCTV A	And Intrusion Alarm Sy	estem			
Fire/Smoke Detection						
Generic, Digital	100%	203	1 **	1-3	\$9,200	
	Other Observation, Ext	ent : Moderate, Area A	ffected : 100%			
	Location : Throughou	ıt The Building				
	Explanation : Strobe I Bells	Lights, Manual Pull St	utions, Horns And Si	noke Dete	ectors And Alarm	

Mechanical	hanical Current Repair		e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Fuel Oil No 2	75%	2036	* *	5	\$3,500	
Natural Gas	25%	2036	* *	1		
Conversion Equipment						
Furnace	25%	2021	\$4,500	1	\$1,900	
	Other Observation, Extent : Li	ght, Area Affected	: 25%			
	Location: Lower Roof					
	Explanation: 1 Roof Top Pa	ckage Unit				
Hot Water Boiler	75%	2039	* *	1	\$5,600	
	Other Observation, Extent : Li	ght, Area Affected	: 75%			
	Location : Basement Boiler I					
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	75%	2025	\$56,000	4	\$600	
No Component	25%					
Terminal Devices						
Convector/Radiator	75%	2024	\$105,300	1	\$3,600	
No Component	25%					
Air Conditioning						
Energy Source						
Electricity	100%	2034	* *	1		

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Interior Pkg Unit - Cooling	50%		2020	\$95,700	2	\$500	
	R-22 Refrigerant, Ex Location: 5 Units,	-	ffected :	50%			
Ext Pkg Unit - Heating/Cooling	25%		2021	\$24,500	2	\$200	
	R-22 Refrigerant, Extent : Light, Area Affected : 25% Location : 1 Unit On Lower Roof						
Split Unit	25% R-22 Refrigerant, Ex Location: 3 Units,	-	2026 ffected :	\$17,200 25%			
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	400			ate ate			
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	400						
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	100-					42.22	
Submersible	100%		2018	\$6,600	4	\$2,500	
Fixtures Generic	100%						

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

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

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Print Date: 16-Sep-2016 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

Asset Name : BROOKLYN BOROUGH HALL

Address : 209 JORALEMON STREET @COURT ST.

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

Date of Survey : 31-May-2013 Landmark Status : EXTERIOR LANDMARK

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

Block : 139 Lot : 1 BIN : 3000256

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$246,000	\$289,400
Interior Architecture	\$195,600	\$1,175,700
Electrical	\$256,700	\$209,100
Mechanical		\$102,900
Total	\$698,300	\$1,777,200
Importance Code A	\$246,000	\$289,400
Importance Code B	\$452,300	\$634,200
Importance Code C		\$853,500
Total	\$698,300	\$1,777,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$3,100	\$5,300		
Interior Architecture	\$77,400	\$4,900	\$1,800	\$11,800
Electrical	\$1,400	\$17,400	\$1,700	\$1,400
Mechanical	\$52,300	\$17,400	\$17,400	\$10,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$142,000	\$52,800	\$28,800	\$31,200
Importance Code A	\$5,800	\$8,100	\$2,800	\$2,800
Importance Code B	\$104,800	\$44,700	\$24,300	\$28,400
Importance Code C	\$31,300		\$1,800	
Total	\$142,000	\$52,800	\$28,800	\$31,200



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

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

Asset #: 2035

chitecture	Current Repair		Futur	Future Replacement		Maintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior								
Exterior Walls								
Masonry: Limestone	95%			LIFE	* *	5	\$70,300	
Metal Panel	5%	4+	\$1,900	2034	* *	5	\$9,300	
	Paint Peel Location		: Moderate, Area	Affected .	: 15%			
Windows								
Wood	100%	2-4	\$192,000	2032	* *	5	\$78,900	2
	-		it : Moderate, Area	ı Affectea	l : 20%			
		: Through						
		_	ents, Extent : Seve	re, Area	Affected : 40%			
	Location	: Through	out					
Parapets Masonry Limestone	000/			LIDD	* *	5	000 ca	
Masonry: Limestone	90%	2.4	¢1 200	LIFE	* *	5	\$2,000	
Metal Cornice	10%	2-4	\$1,200	2039				
		киѕппд, Е : Through	xtent : Light, Area out	Ајјестеа	: 10%			
Roof								
Copper/Terne	5%			2039	* *	10	\$5,300	
Metal Panel	70%			2029	* *	10	\$54,000	
Sloped Glazing	25%			LIFE	* *	5	\$140,200	
erior Floors								
	30%	2-4	\$32,700	2023	\$327,200	3	\$35,500	
Carpet			Extent : Light, Ar			3	\$33,300	
	_	: Through	_	ей Ајјеси	ей . 20/0			
Cast in Place Concrete	5%			LIFE	* *	5	\$8,600	
Ceramic Tile	5%	2-4	\$4,100	2033	* *	5	\$2,000	
Ceranne The			Extent : Light, Are			3	\$2,000	
		: Through		eu rijjecie	cu . 1070			
Mosaic Tile	5%			2029	* *	5	\$9,900	
Marble Panels	45%	2-4	\$139,300	LIFE	* *	5	\$26,600	
Marole I alleis			Extent : Light, Are			5	Ψ20,000	
	U	: Through	0 -	za rijjecie	. 1070			
Wood	10%	4+	\$56,400	2027	\$281,800	5	\$7,400	
	Deteriorat	ed Finish,	Extent : Severe, Ar	ea Affect				
	Location	: Through	out					
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	
	a 1	7 11.	T T · I . A	an Affant	.1.100/			
	_	.rumbแng, : Through	Extent : Light, Are	ей Ајјест	ea : 10%			

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

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

Architecture	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
Plaster	10% Now	\$9,200	LIFE	* *	5	\$4,000	
	Cracking/Crumbling, I	Extent : Moderate	, Area A <u>f</u>	ffected : 20%			
	Location : Third Flo	or Corridor					
	Water Penetration, Ex	tent : Moderate, A	rea Affe	cted : 20%			
	Location: Third Flo	or Corridor And (Offices				
Plaster	15%		LIFE	* *	5	\$6,100	
Plaster	75%		LIFE	* *	5	\$30,300	

Electrical		Current Repair		re Replacement	Maintenance		
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2034	* *	5	\$200	
	Other Obse	rvation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location :	: Electrical Room					
	Explanation	on : One 2000 Amps Main D	isconnec	ct Switch			
Switchgear / Switchboard							
Fused Disc Sw	100%		2034	* *	5	\$200	
Raceway							
Conduit	90%		2034	* *	1		
Conduit	10%		2044	* *	1		
Panelboards							
Fused Disc Sw	10%		2032	* *	5	\$100	
Molded Case Bkrs	80%		2032	* *	5	\$1,200	
Molded Case Bkrs	10%		2040	* *	5	\$100	
Wiring							
Thermoplastic	80%		2034	* *	1		
Thermoplastic	20%		2044	* *	1		
Motor Controllers							
Locally Mounted	90%		2029	* *	5	\$300	
Locally Mounted	10%		2037	* *	5		
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							

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

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

Asset #: 2035

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	50%	2024	\$172,500	10	\$25,600	
	Other Observation, Extent: Moderate, Area Affected: 100% Location: Throughout The Building					
	Explanation: Using T-12 I	amps				
Fluorescent	30%	2019	\$103,500	10	\$15,400	
	Other Observation, Extent: I Location: Throughout The Explanation: Using T-12 I	Building	cted : 100%			
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	

echanical	Current Repair	Futur	e Replacement	M			
estem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
eating							
Energy Source							
Campus Steam	100%	2044	* *	1			
	Other Observation, Extent:	Severe, Area Affecte	d : 100%				
	Location : Heat From Sup	reme Court Building					
	Explanation: Basement						
Conversion Equipment							
Heat Exchanger	100%	2033	* *	1	\$27,600		
_	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Located In Sup	reme Court Building					
	Explanation : Heat Excha	ngers					
Distribution							
Hot Wtr Piping/Pump	100%	2040	* *	4	\$2,800		
Terminal Devices							
Air Handler	40%	2029	* *	1	\$13,800		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: 1st Floor	2 00					
	Explanation : No Access A	t Time Of Survey					
Fan Coil Unit/Heat	60%	2029	* *	1	\$10,800		

Air Conditioning

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

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

Asset #: 2035

Mechanical	Current Repair Future		Replacement	Maintenance			
System Component Type	% of Fail Total (Ye	Date Estimated C ars)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Energy Source District C.W.		on, Extent : Light, A plied From Brookly Chilled Water			1		
Distribution Chilled Wtr Pipe/Pump	Location : Thr Leak Evident, E	at : Moderate, Area	Affected : 5% rea Affected :		4	\$2,800	
Terminal Devices Air Handler/Cool/Ht Fan Coil - Cool/Heat	40% 60%		2024 2029	\$102,900 * *	1 1	\$13,800 \$10,800	
entilation Distribution Ductwork/Diffusers	Location : Atta Other Observata Location : Atta	Moderate, Area Af c on, Extent : Light, A	fected : 5% Area Affected	**	2-5	\$31,200	
Exhaust Fans Interior	100% No Broken, Extent :	No Access At Time (w \$1,60 Moderate, Area Af, let Exhaust Fans	00 2029	* *	2	\$1,400	
lumbing H/C Water Piping Galv Iron/Steel	100%		2037	* *	1		
Water Heater Electric	Location : Ele	Moderate, Area Af		\$1,900	4	\$100	
No Component Sanitary Piping	80%						
Cast Iron Storm Drain Piping	100%		LIFE	* *	1		
Cast Iron	100%		LIFE	* *	1		
Fixtures Generic	100%						
ertical Transport Elevators Hydraulic		on, Extent : Light, A bby : 3rd Floor 2 Units	LIFE Area Affected	**			

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.

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

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

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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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Print Date: 16-Sep-2016 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

Asset Name : BROOKLYN CENTRAL COURTS BROOKLYN CRIMINAL COURTS

Address : 120 SCHERMERHORN STREET @ SMITH ST.

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

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

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

Block : 169 Lot : 17 BIN : 3000534

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$4,149,000	\$1,023,800
Interior Architecture	\$1,056,400	\$3,139,400
Electrical	\$59,600	\$696,300
Mechanical	\$302,200	\$4,885,500
Total	\$5,567,100	\$9,745,100
Importance Code A	\$4,149,000	\$1,023,800
Importance Code B	\$1,050,800	\$8,566,000
Importance Code C	\$367,400	\$155,300
Total	\$5,567,100	\$9,745,100

Total	\$673,700	\$272,900	\$266,600	\$312,300
Importance Code C	\$73,800			
Importance Code B	\$548,300	\$246,800	\$226,500	\$286,100
Importance Code A	\$51,600	\$26,200	\$40,100	\$26,200
Total	\$673,700	\$272,900	\$266,600	\$312,300
Elevators/Escalators	\$154,000	\$154,000	\$154,000	\$154,000
Mechanical	\$136,400	\$66,900	\$57,500	\$55,300
Electrical	\$73,600	\$52,100	\$41,100	\$36,100
Interior Architecture	\$285,000			\$66,900
Exterior Architecture	\$24,800		\$14,000	
EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021



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

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

Asset #: 2061

rchitecture	Current I	Current Repair Future Replacer			ement Maintenance		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior	-						•
Exterior Walls							
Cast in Place Concrete	5% Now Cracking/Crumbling, Location: Emerger Exposed Reinforceme Location: Emerger Repairs in Progress, Location: Through	ncy Generator Area ent, Extent : Light, ncy Generator Area Extent : Light, Are	ı Area Affe	ected : 2%	5	\$139,900	
Cast Iron	2% Now	\$183,900	LIFE	* *			
Cast Iron	2% NOW Broken/Missing Elen Location: Finials N	nents, Extent : Seve	re, Area	Affected : 15%			
Copper/Terne	2% Other Observation, E Location : Through Explanation : Deco	out		**	10	\$26,200	
Masonry: Brick	30% Now Rusting Masonry Sup Location: At Roof Vertical Cracks, Exte Location: Walls An Water Penetration, E Location: Ladies L	\$501,900 ot, Extent : Modera Exits out : Light, Area Af cound Roof Areas C extent : Moderate, A	LIFE te, Area t fected : 5 Over 12th Area Affe	% Floor	5	\$167,900	
Masonry: Granite	10% Now Caulking Deteriorate Location : At Grade		LIFE ate, Area	* * Affected : 10%	5	\$42,000	
Masonry: Limestone	35% 4+ Repairs in Progress, Location: Through Staining/Discoloring Location: Through	out , Extent : Moderate			5	\$146,900	
Masonry: Limestone	16%		LIFE	* *	5	\$134,300	
Windows							
Aluminum	50% Now Caulking Deteriorate Location: Courtya. Unit Inoperable, Exte	rd Windows ent : Severe, Area A			5	\$22,400	
Bronze/Brass	5%		2035	* *	5	\$28,000	
Steel	35%		2035	* *	5	\$391,600	
Steel	10% Other Observation, E Location: Street Le Explanation: Prote	rvel		* * : 100%	5	\$111,900	

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

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

Current Repair	Future Replacement	M	Maintenance					
% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority				
90% Now \$61,500	LIFE **	5	\$10,800					
	_							
0								
	-							
	rearyjeciea . 1570							
	LIFE **	5	\$1.500					
		J	Ψ1,500					
Location : Throughout	, 33							
Vegetation Growth, Extent : Moderate, A	Area Affected : 40%							
Location: Coping Stones								
Location: 12th Floor Parapets - Throu	ighout							
4								
	2042							
-	ea Affected : 25%							
	ite Area Affected : 25%							
	==							
Seams Open/Split, Extent : Moderate, Ar	ea Affected : 15%							
Location: At Recent Patches								
Water Penetration, Extent: Moderate, A	rea Affected : 10%							
Location : Near Electrical Room In Ba.	sement							
40% Now \$41,700	2027 \$208,300							
Blisters, Extent : Moderate, Area Affecte	d: 25%							
Location: Various Locations Througho	out							
Drains Clogged, Extent: Moderate, Area Affected: 10%								
	4 ACC 4 250/							
	•••							
	==							
	. 370							
	rea Affected · 15%							
	==	O.C.						
	90% Now \$61,500 Efflorescence, Extent: Moderate, Area A Location: 12th Floor, Penthouse Throi Staining/Discoloring, Extent: Moderate, A Location: 12th Floor, Penthouse Throi Water Penetration, Extent: Moderate, A Location: Penthouses Throughout 10% Now \$24,800 Jnt Mortar Miss/Erod, Extent: Moderate, A Location: Throughout Vegetation Growth, Extent: Moderate, A Location: Coping Stones Water Penetration, Extent: Moderate, A Location: 12th Floor Parapets - Throi 60% Now \$274,600 Deformed/Dented, Extent: Moderate, A Location: Over 12th Floor Gut/DS Non Func/Miss, Extent: Moderat Location: North West Corner - 12th Fl Seams Open/Split, Extent: Moderate, Ar Location: At Recent Patches Water Penetration, Extent: Moderate, Ar Location: Near Electrical Room In Ba 40% Now \$41,700 Blisters, Extent: Moderate, Area Affecte Location: 11th Floor Roofs Gut/DS Non Func/Miss, Extent: Moderate, Area Location: Various Locations Throughe Drains Clogged, Extent: Moderate, Area Location: 11th Floor Roofs Gut/DS Non Func/Miss, Extent: Moderate, Area Location: 11th Floor Roofs Gut/DS Non Func/Miss, Extent: Moderate, Area Location: Over 9th Floor Correction C Ponding, Extent: Severe, Area Affected Location: 11th Floor Roofs Water Penetration, Extent: Moderate, Area Location: 11th Floor Roofs Water Penetration, Extent: Moderate, Area Location: 11th Floor Roofs Water Penetration, Extent: Moderate, Area Location: 11th Floor Roofs Water Penetration, Extent: Moderate, Area Location: 11th Floor Roofs Water Penetration, Extent: Moderate, Area Location: 11th Floor Roofs	90% Now \$61,500 LIFE ** Efflorescence, Extent: Moderate, Area Affected: 15% Location: 12th Floor, Penthouse Throughout Staining/Discoloring, Extent: Moderate, Area Affected: 20% Location: 12th Floor, Penthouse Throughout Water Penetration, Extent: Moderate, Area Affected: 15% Location: Penthouses Throughout 10% Now \$24,800 LIFE ** Jut Mortar Miss/Erod, Extent: Moderate, Area Affected: 20% Location: Throughout Vegetation Growth, Extent: Moderate, Area Affected: 40% Location: Coping Stones Water Penetration, Extent: Moderate, Area Affected: 25% Location: 12th Floor Parapets - Throughout 60% Now \$274,600 2042 ** Deformed/Dented, Extent: Moderate, Area Affected: 25% Location: Over 12th Floor Gut/DS Non Func/Miss, Extent: Moderate, Area Affected: 25% Location: 12th Floor Roof, Drain To Basement Miss/Damaged Flashings, Extent: Severe, Area Affected: 15% Location: North West Corner - 12th Floor Seams Open/Split, Extent: Moderate, Area Affected: 15% Location: At Recent Patches Water Penetration, Extent: Moderate, Area Affected: 10% Location: Near Electrical Room In Basement 40% Now \$41,700 2027 \$208,300 Blisters, Extent: Moderate, Area Affected: 25% Location: Various Locations Throughout Drains Clogged, Extent: Moderate, Area Affected: 10% Location: 11th Floor Roofs Gut/DS Non Func/Miss, Extent: Moderate, Area Affected: 25% Location: Over 9th Floor Correction Officers Area Ponding, Extent: Severe, Area Affected: 5% Location: 11th Floor Roofs Water Penetration, Extent: Moderate, Area Affected: 5% Location: 11th Floor Roofs Water Penetration, Extent: Moderate, Area Affected: 5% Location: 11th Floor Roofs Water Penetration, Extent: Moderate, Area Affected: 5% Location: 11th Floor Roofs Water Penetration, Extent: Moderate, Area Affected: 5% Location: 11th Floor Roofs Water Penetration, Extent: Moderate, Area Affected: 5% Location: 11th Floor Roofs	Year Sail Date Estimated Cost Year Estimated Cost Cycle Total (Years)	90% Now \$61,500 LIFE ** 5 \$10,800 Efflorescence, Extent: Moderate, Area Affected: 15% Location: 12th Floor, Penthouse Throughout Staining/Discoloring, Extent: Moderate, Area Affected: 15% Location: 12th Floor, Penthouse Throughout Water Penetration, Extent: Moderate, Area Affected: 15% Location: Penthouses Throughout 10% Now \$24,800 LIFE ** 5 \$1,500 Jut Mortar Miss/Erod, Extent: Moderate, Area Affected: 20% Location: Throughout Vegetation Growth, Extent: Moderate, Area Affected: 40% Location: Coping Stones Water Penetration, Extent: Moderate, Area Affected: 25% Location: 12th Floor Parapets - Throughout 60% Now \$274,600 2042 ** Deformed/Dented, Extent: Moderate, Area Affected: 25% Location: Over 12th Floor Gut/DS Non Func/Miss, Extent: Severe, Area Affected: 15% Location: North West Corner - 12th Floor Seams Open/Split, Extent: Moderate, Area Affected: 15% Location: North West Corner - 12th Floor Seams Open/Split, Extent: Moderate, Area Affected: 10% Location: Near Electrical Room In Basement 40% Now \$41,700 2027 \$208,300 Blisters, Extent: Moderate, Area Affected: 10% Location: Various Locations Throughout Drains Clogged, Extent: Moderate, Area Affected: 25% Location: Over 9th Floor Correction Officers Area Ponding, Extent: Severe, Area Affected: 5% Location: Over 9th Floor Correction Officers Area Ponding, Extent: Severe, Area Affected: 5% Location: Over 9th Floor Correction Officers Area Ponding, Extent: Severe, Area Affected: 5% Location: Over 9th Floor Correction Officers Area Ponding, Extent: Severe, Area Affected: 5% Location: Over 9th Floor Correction Officers Area Ponding, Extent: Severe, Area Affected: 5% Location: Over 9th Floor Correction Officers Area Ponding, Extent: Moderate, Area Affected: 15% Under Penetration, Extent: Moderate, Area Affected: 15% Location: Over 9th Floor Roofs Water Penetration, Extent: Moderate, Area Affected: 15%				

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nterior										
Floors										
Carpet	10%		\$79,700	2023	\$796,600	3	\$94,500			
			xtent : Moderate, A	Area Affe	cted : 5%					
		a: At Enry								
Cast in Place Concrete	10%		\$32,500	LIFE	* *	5	\$137,800			
			xtent : Moderate, A							
	Location	ı : Basemer	nt Adjacent To Airs		<u> </u>					
Ceramic Tile	5%		\$30,200	2036	* *	5	\$15,700			
		Cracking/Crumbling, Extent: Light, Area Affected: 10%								
	Location	ı : Through	out							
Cork Tile	10%			2037	* *	5	\$55,100			
Marble Panels	10%			LIFE	* *	5	\$94,500			
Terrazzo	10%	0-2	\$58,000	LIFE	* *	5	\$49,200			
		Cracking/Crumbling, Extent: Light, Area Affected: 5% Location: Throughout								
	Location	ı : Through	out							
Vinyl Tile	45%	Now	\$238,800	2027	\$2,387,800	3	\$106,300			
	Cracking/	Crumbling,	Extent: Light, Are	ea Affecte	ed : 15%					
	Location	ı : Commur	iity Service, 4th Flo	or Corri	dors And Through	out				
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%		\$76,700	LIFE	* *					
			nents, Extent : Seve	re, Area	Affected : 25%					
		ı : Near Ex	it F On 11th Floor							
Marble Panels	20%			LIFE	* *	10	\$31,100			
	_	Crumbling, 1 : Through	Extent : Light, Are out	ea Affecte	ed : 5%					
Plaster	30%	Now	\$92,600	LIFE	* *	5	\$35,000			
	Cracking/Crumbling, Extent: Moderate, Area Affected: 5%									
	Location: Corridor Near Room 1103, Corrections Officers Area, And Gymnasium									
	Water Penetration, Extent: Moderate, Area Affected: 15%									
	Location	ı : Corridoi	r Near Room 1103,	Correcti	ions Officers Area,	And Gyr	nnasium			
SGFT/Glazed Masonry	15%			LIFE	* *	10	\$29,100			
Wood	10%			LIFE	* *	5	\$310,700			

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

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

Asset #: 2061

Architecture		Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$37,900	2032	* *	5	\$47,200	
	Broken/Mi	ssing Elem	ents, Extent : Seve	re, Area	Affected : 5%			
	Location	: Basemen	t Corridor					
Exposed Concrete	5%			LIFE	* *	5-10	\$39,400	
Plaster	75%	Now	\$307,200	LIFE	* *	5	\$295,200	
	Cracking/0	Crumbling,	Extent : Moderate	, Area A	ffected : 5%			
	Location	: Near Ele	ctric Room in Base	ement	•			
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location	: Corridor	Near Rooms 1103	, 1102A				
Plaster	5%			LIFE	* *	5-10	\$54,100	

ectrical	Current Repair		Future Replacement		Maintenance					
stem Component Type		ail Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
der 600 Volts										
Service Equipment										
Air Circuit Breaker	100%		2053	* *	5	\$1,400				
	Other Observation, Extent : Light, Area Affected : 100%									
	Location: Electrical Room									
	Explanatio	n : 2- Main Service Discon	nect Swi	tches Rated @ 400	0 Amper	es Each.				
Transformers										
Dry Type	50%		2044	* *	5	\$500				
	Other Observation, Extent: Light, Area Affected: 100%									
	Location : Electrical Room									
	Explanatio	n : 2- 750kva , 480/208/120	Volts							
Dry Type	50%		2032	* *	5	\$500				
	Other Observation, Extent: Moderate, Area Affected: 100%									
	Location: Elevator Control Room									
	Explanatio	n : 16- 51kva, 208/120 Volt	S							
Switchgear / Switchboard										
Molded Case Bkrs	100%		2053	* *	5	\$7,000				
Raceway										
Conduit	80%		2053	* *	1					
Conduit	20%		2027	\$77,300	1					
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					
	Insulation Aged, Extent : Severe, Area Affected : 100%									
	Location:	Upper Floors								
Thermoplastic	90%		2053	* *	1					

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

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

Asset #: 2061

Electrical	Current Repair	Future Replacement	N	Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Motor Controllers					
Locally Mounted	10%	2025 \$74,100	5	\$200	
Variable Frequency	90%	2044 * *			
Drive Ground					
Grounding Devices					
Generic Generic	100%	LIFE **	5	\$7,800	
Stand-by Power	100,0			Ψ,,000	
Transfer Switches					
Automatic	100%	2044 **	1	\$81,300	
Generators					
Diesel	100%	2040 * *	1	\$102,300	
	Other Observation, Extent: Light,	Area Affected : 100%			
	Location: Roof	n 10 1000			
D. W	Explanation: Emergency General	ator Rated @ 1300kw			
Batteries Nickel Cadmium	100%	2022 \$1,500	5	\$59,000	
Fuel Storage	100%	2022 \$1,500	5	\$58,900	
Day Tank	50%	2049 **	5	\$24,500	
Day Tank	Other Observation, Extent : Light, Location : Roof		J	Ψ21,300	
	Explanation : 275 Gallons Rated	! Capacity			
Main Tank	50%	2042 **	5	\$3,900	
Wall Talk	Other Observation, Extent: Mode.		3	Ψ3,200	
	Location : Basement	, 33			
	Explanation: 2-20,000 Gallons	Rated Capacity			
Lighting					
Interior Lighting					
Fluorescent	3%	2035 **	10	\$7,300	
	Compact Fluorescent Light, Exten Location : Lobby	t : Light, Area Affected : 100%			
Fluorescent	96%	2035 * *	10	\$232,500	
	T-8 Lamps And Fixtures, Extent : Location : Throughout The Build				
Incandescent	1%	2027 \$43,000	2	\$100	
Egress Lighting	170	2021 ψ=3,000		Ψ100	
Emergency, Service	50%	2022 \$64,400	1		
Exit, LED	50%	2062 **			
Exterior Lighting					
HID	20%	2027 \$197,700	10	\$200	
No Component	80%				

Alarm

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

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

Asset #: 2061

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2035	* *	1	\$29,600	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : Public Spaces A	nd Outside				
	Explanation: Cctv Surveill	ance 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 Detec	tor, Alarm Bells, Str	obe Lights,Horns	And Man	ual Pull Stations	

Mechanical	Current Repair			Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Interruptible Gas/Dual Fuel	100%			2037	* *	1			
	Other Obse	ervation, Exte	nt : Light, Area	Affected	: 100%				
	Location	: Sub-baseme	nt						
	Explanati	ion : Gas / #4							
Conversion Equipment									
Steam Boiler	100%			2032	* *	1	\$261,600		
	Other Obse	ervation, Exte	nt : Light, Area	Affected	: 100%				
	Location	: Sub-baseme	nt Boiler Room						
	Explanati	ion: 4 Units							
Distribution									
Steam Piping/Pump	100%			2027	\$1,827,200	4	\$19,500		
Terminal Devices									
Air Handler	10%			2035	* *	1	\$16,300		
Convector/Radiator	90%			2025	\$2,224,700	1	\$76,800		
Air Conditioning									
Energy Source									
Electricity	100%			2035	* *	1			
Conversion Equipment									
Centrifugal, Elec Chillen		_		2040	* *	1	\$28,600		
			nt : Light, Area -	Affected	: 10%				
		: Basement A	c Room						
		ion : R-410a							
Split Unit	10%	2-4	\$120,800	2037	* *				
	Other Observation, Extent: Moderate, Area Affected: 10%								
	Location : Various In The Ceiling								
	Explanati	ion : R-22. On	n Extended Life	Time, In	efficient Units				
Window/Wall Unit	70%			2022	\$376,600	1			
No Component	10%								

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

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

Asset #: 2061

Mechanical	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution	1.007			2052	* *	A	φ1 20 0	
Chilled Wtr Pipe/Pump	10%			2053	* *	4	\$1,300	
No Component Terminal Devices	90%							
Air Handler/Cool/Ht	10%			2035	* *	1	\$16,300	
Fan Coil - Cooling	10%	2-4	\$181,400	2033	* *	1	\$7,700	
Tan Con Coomig			Extent : Moderate, 1		cted : 10%	1	Ψ1,700	
		ı : Various	,	33				
	Explana	tion : On E	Extended Life Time,	Inefficie	nt Units.			
No Component	80%		· ·					
Heat Rejection	3370							
Evap Condenser	10%	2-4	\$19,200	2037	* *	2	\$14,700	
1	Other Obs	servation, E	Extent : Severe, Are	a Affecte	d: 10%			
	Location	ı : Various						
	Explana	tion : On E	xtended Life Time,	Inefficie	nt Units.			
Water Cooling Tower	10%			2031	* *	2	\$26,600	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2-5	\$58,300	
No Component	75%							
Exhaust Fans	·		444 = 00			_	44 400	
Interior	25%	Now	\$14,500	2027	\$72,300	2	\$1,600	
		vice, Exten i : Various	t : Severe, Area Aff	ected : 1	5%			
		i : various						
No Component	75%							
Plumbing								
H/C Water Piping	700/			2027	* *	1		
Brass/Copper Galv Iron/Steel	70% 30%	Now	\$22,400	2037 2025		1		
Galv Iron/Steel			\$23,400 evere, Area Affecte		\$234,500	1		
		i : Various		a . 10/0				
HW Heat Exchanger	Locuitor	i. various	Locarions					
Low Temp	100%	Now	\$8,100	2027	\$81,200	4	\$26,100	
20 Temp			tent : Moderate, A			•	Ψ20,100	
			System, Boiler Roo					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%		\$2,200	2027	\$11,000	4	\$1,600	
			ere, Area Affected :	50%				
	Location	ı : Basemer	ıt					

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

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

Mechanical	Current Repair		e Replacement	M		
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sewage Ejector(s)						
Compressed Air	100%	2027	\$28,300	4	\$2,500	
	Other Observation, Extent	Light, Area Affected	: 100%			
	Location: Basement					
	Explanation: Two Sets O	f Ejectors				
Backflow Preventer						
Generic	100%	2035	* *	1	\$16,200	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent Location: (10) L-11 (2)	-	: 100%			
	Explanation: 12 Units					
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.

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



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

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

Architecture	Current Repair	Future Replacement	М	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls	40.4.400		_	* **	
Masonry: Brick	10% Now \$484,600 Diagonal Cracks, Extent: Moderate, Ar Location: Penthouse	LIFE ** ea Affected : 10%	5	\$54,000	
	Horizontal Cracks, Extent : Moderate, A Location : Penthouse	rea Affected : 10%			
	Jnt Mortar Miss/Erod, Extent : Light, An Location : Throughout	rea Affected : 20%			
	Rusting Masonry Supt, Extent: Moderat Location: Penthouse	e, Area Affected : 25%			
Masonry: Granite	5% Now \$158,300 Cracking/Crumbling, Extent: Moderate Location: Throughout Jnt Mortar Miss/Erod, Extent: Moderate		5	\$20,300	
	Location: Throughout Water Penetration, Extent: Moderate, A Location: Throughout	rea Affected : 5%			
Masonry: Limestone	80% Now \$9,359,700 Int Mortar Miss/Erod, Extent: Moderat Location: Throughout Staining/Discoloring, Extent: Moderate		5	\$324,200	
	Location : Throughout Water Penetration, Extent : Moderate, A Location : Throughout	rea Affected : 20%			
Metal/Glass Curt Wall	1% Now \$849,700 Glazing Broken/Cracked, Extent: Mode Location: Throughout Caulking Deteriorated, Extent: Modera		5	\$10,100	
	Location: Throughout	и, лией лујесией . 10076			
Stucco Cement	4% Now \$620,400 Cracking/Crumbling, Extent: Moderate Location: Throughout	2047 * * * , Area Affected : 100%	5	\$27,000	

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

Asset #: 2060

Architecture	Current Repair Future Replacement		e Replacement	M					
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Exterior									
Roof									
Asphalt Macadam	10% Now	\$49,400	2037	* *	5	\$4,900			
	Cracking/Crumbling,		-	ffected : 25%					
	Location : Receivin	O							
	Water Penetration, Extent: Moderate, Area Affected: 10%								
	Location : Boiler R	oom							
Copper/Terne	50% Now	\$492,700	2042	* *					
11	Deformed/Dented, Ex	xtent : Severe, Area	Affected	l : 5%					
	Location: Over Penthouse And 12th Floor								
	Gut/DS Non Func/Miss, Extent: Moderate, Area Affected: 20%								
	Location : Over Per	nthouse							
	Water Penetration, E	Extent : Moderate, A	rea Affe	cted : 10%					
	Location: Through								
Paver: Asphalt	2% Now	\$5,200	2036	* *					
I wyord i ispinary	Drains Inad/Misposn			ffected : 25%					
	Location : Over Fir			33					
	Water Penetration, Extent: Moderate, Area Affected: 10%								
	Location: Over First Floor Mechanical Space, Office Space								
Single Ply Membrane	38% Now	\$184,700	2037	**					
Single 1 by Weinbrane	Blisters, Extent : Mod								
	Location : Through	. 55	u . 2070						
	Water Penetration, E		roa Affa	atad . 200/					
	Location : Through		пеи Аује	cieu . 20/0					
Intonion	Locuion . Infough	Oui							

Interior

Architecture		Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Interior										
Floors										
Carpet	5%		\$497,300	2029	* *	3	\$59,000			
		ur/Impact D n : Through	amage, Extent : Mo out	oderate,	Area Affected : 100	0%				
Carpet	20%	0-2	\$99,500	2023	\$1,989,000	3	\$235,900			
-		Discoloring, n : Through	Extent : Moderate out	, Area Ą	ffected : 10%					
Cast in Place Concrete	5%	Now	\$40,500	LIFE	* *	5	\$86,000			
	U	Cracking/Crumbling, Extent: Light, Area Affected: 10% Location: Throughout								
	Water Per	netration, E.	xtent : Light, Area	Affected	: 10%					
	Location	n : Through	out							
Ceramic Tile	5%	Now	\$75,500	2036	* *	5	\$19,700			
	Cracking/	Crumbling,	Extent : Light, Are	a Affect	ed : 10%					
	Location	n: Through	out							
Marble Panels	10%	Now	\$564,500	LIFE	* *	5	\$59,000			
	Cracking/Crumbling, Extent: Light, Area Affected: 10%									
	_	n : Through	_							
Sheet Vinyl/Rubber	5%	Now	\$1,156,000	2037	* *	5	\$29,500			
2.1000 (, 2.1.10002			amage, Extent : Mo		Area Affected : 100	0%	42 3,000			
Terrazzo	10%	Now	\$362,200	LIFE	* *	5	\$61,400			
	Cracking/	Crumbling,	Extent : Light, Are	a Affect	ed : 10%					
	Location	n : Through	out							
Vinyl Tile	30%	Now	\$198,700	2027	\$1,987,400	3	\$88,500			
<i>yu</i>	Cracking/Crumbling, Extent: Light, Area Affected: 10%									
		n : Through		55						
Vinyl Tile	10%			2022	\$662,500	3	\$39,300			

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

Architecture		Current I	Repair	Futur	re Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Interior Walls									
Cast in Place Concrete	5%		\$298,600	LIFE	* *				
		_	Extent : Light, Are						
		_	out Basement And						
			xtent : Moderate, A	rea Affe	cted : 10%				
	Location	n : Through	out						
Ceramic Tile	5%		\$65,100	2036	* *	5	\$11,900		
	Cracking/	Crumbling,	Extent: Light, Are	a Affect	ed : 10%				
	Location	n : Through	out						
Concrete Masonry Unit	2%	0-2	\$21,000	LIFE	* *	5	\$3,800		
J	Cracking/	Crumbling,	Extent : Moderate	, Area Ą	ffected : 10%				
	Location	n : Through	out						
Gypsum Board	5%)		LIFE	* *	5-10	\$40,500		
Masonry: Brick	5%	Now	\$46,000	LIFE	* *				
•	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location	n : Through	out						
Masonry: Limestone	3%	Now	\$59,200	LIFE	* *				
•	Broken/M	lissing Elen	ents, Extent : Mode	erate, Ar	ea Affected : 5%				
	Location	n : Through	out						
Marble Panels	18%	Now	\$677,300	LIFE	* *				
	Broken/M	lissing Elen	nents, Extent : Seve		Affected : 10%				
	Location	n : Basemer	nt Corridor Near Ro	oom B8					
Plaster	30%)		LIFE	* *	5-10	\$121,500		
Plaster	27%		\$409,000	LIFE	* *	5	\$38,600		
	Cracking/Crumbling, Extent: Moderate, Area Affected: 10%								
	Location: Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
		n : Through							

Asset #: 2060

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	40%			2032	* *	5	\$314,500	
AcousTileSusp.Lay-In	15%	0-2	\$945,400	2047	* *	5	\$59,000	
	Location Worn/Eroc	: Corrido	: Moderate, Area		•			
AcousTileSusp.Lay-In	5%			2044	* *	5	\$39,300	
Exposed Concrete	10%	Now	\$250,700	LIFE	* *	5	\$12,300	
	Location Water Pen	: Through	xtent : Light, Area					
Plaster	20%			LIFE	* *	5-10	\$270,300	
Plaster	8%	Now	\$818,100	LIFE	* *	5	\$39,300	
	Location Water Pen	: Through	Extent : Moderate out xtent : Moderate, A		v		. ,	
Plaster	2%			LIFE	* *	5-10	\$27,000	

lectrical	Current Repa	ir Futu	re Replacement	M					
ystem Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
nder 600 Volts									
Service Equipment									
Fused Disc Sw	80%	2027	\$266,500	5	\$1,600				
	Other Observation, Exten	t : Moderate, Area Affe	ected : 100%						
	Location : Electrical Ro	oms In Basement And	Sub-basement						
	Explanation : Three 400 Sub-service Disconnect		& Two 1200 Amps,	One 200	00 Amp				
Fused Disc Sw	20%	2037	* *	5	\$400				
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : Electrical Ro	oom							
	Explanation: Four 800	Amps Emergency Main	n Disconnect Switch	h					
Transformers									
Dry Type	100%	2025	\$15,700	5	\$1,700				
	Other Observation, Exten	t : Moderate, Area Affe	ected : 100%						
	Location : Electrical Ro	oms - Sub-basement							
	Explanation: Two1000	Kva 480/277volts Pri	- 208/120 Volts Sec						
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				

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

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

Asset #: 2060

Electrical		Current I	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•					ı		
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		
		-	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	ı : Through	out The Building					
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	10%			2044	* *		. ,	
Drive								
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	
	Other Ob:	servation, E	Extent : Moderate, 1	Area Affe	ected : 100%			
	Location	n : Basemer	nt					
	Explana	tion : One	75 Kw For Fire Pu	mps Onl	y			
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$17,300	
Fuel Storage								
Main Tank	100%			2030	* *	5	\$13,800	
	Other Ob:	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location	ı : Generat	or Room In Baseme	ent				
	Explana	tion : One .	55 Gallons					

Lighting

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

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

Asset #: 2060

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	5%	2032	* *	10	\$21,500	
	Compact Fluorescent Light, E Location : Throughout The I		Area Affected : 100)%		
Fluorescent	20%	2022	\$528,400	10	\$85,800	
	Other Observation, Extent : M Location : Throughout The I Explanation : T-12 Lamps	. 55	ected : 100%			
Fluorescent	75%	2032	* *	10	\$321,900	
	Other Observation, Extent : M Location : Throughout The I Explanation : T-8 Lamps		стеа : 100%			
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 Re	epair Fi	uture Replac	ement	Ma	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Ye	ar Estimat Y	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Interruptible Gas/Dual	100%	20	37	* *	1		
Fuel							
Conversion Equipment							
Steam Boiler	100%	20	32	* *	1	\$463,500	
	Other Observation, Ex	tent : Light, Area Affe	cted : 100%				
	Location: Sub-basen	nent Boiler Room					
	Explanation: 3 Units	s (4 Heat Exchangers :	To Convert H	ot Water	For Hear	ting Devices)	
Distribution							
Hot Wtr Piping/Pump	75%	20	35	* *	4	\$26,000	
Steam Piping/Pump	25%	20	37	* *	4	\$5,800	

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

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

Asset #: 2060

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•						
Terminal Devices							
Air Handler	25%		2027	\$625,100	1	\$72,400	
Convector/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	r 60%		2036	* *	1	\$303,900	
	R-134a Refrigerant, I	Extent : Light, Area	Affected	d: 60%			
	Location: 3 Units, 2	Sub-basement Refr	igeration	ı Plant			
Interior Pkg Unit - Cooling	10%		2021	\$597,200	2	\$2,900	
	R-22 Refrigerant, Extent: Light, Area Affected: 10%						
	Location: Various Locations						
	Other Observation, Extent : Light, Area Affected : 60%						
	Location: Various Locations						
	Explanation : Multi	ple Units					
Reciprocating Compr/Chiller No Component	5%	•	2035	* *	1	\$10,900	
	Other Observation, Extent: Light, Area Affected: 5%						
	Location : 3rd Floo		пуссиси	. 570			
	Explanation : Refrig						
		gerani 410a					
	25%						
Distribution Chilled Wtr Pine /Pump	<i>65</i> 0/		2027	* *	4	¢15 000	
Chilled Wtr Pipe/Pump	65% 35%		2037	4-4-	4	\$15,000	
No Component Terminal Devices	33%						
	<i>(5</i> 0/		2027	\$0.00.200	1	¢100 100	
Air Handler/Cool/Ht	65%		2027	\$960,300	1	\$188,100	
No Component	35%						
Heat Rejection	5 0/		2025	* *	2	¢1 < 200	
Air Condenser Unit	5%		2035		2	\$16,300	
Water Cooling Tower	60%		2025	\$599,000	2	\$282,600	
No Component	35%						
Ventilation Distribution							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	¢412 200	
•	100%		LIFE		2-3	\$413,200	
Exhaust Fans Interior	0.50/		2027	\$487,000	2	¢12 600	
	95%				2	\$13,600	
Roof	5%		2027	\$18,400	2	\$700	
Plumbing H/C Water Pining							
H/C Water Piping Brass/Copper	70%		2037	* *	1		
Galv Iron/Steel				* *			
Gaiv Iron/Steel	30%		2032	~ ~	1		

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

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

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

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
HW Heat Exchanger						
Low Temp	100%	2027	\$143,900	4	\$69,400	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : Boiler Room					
	Explanation : For Domesti	c H W				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100% Now	\$13,000 LIFE	* *	1		
	Leak Evident, Extent : Sever	e, Area Affected : 5%	ó .			
	Location : Sub-basement					
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	* *			
	Other Observation, Extent:					
	Location: (5) B-13, (5) B	-7, (2) Sub-baseme	nt To 14			
	Explanation: 12 Units					
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	

^{**} 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 : 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

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



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

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

Asset #: 13879

Architecture		Current	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	070/			2042	* *	_		
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	
Wiewi Pan			Extent : Moderate, A		ected : 15%	J	Ψ12,000	
		_	er Fence Througho					
Roof								
IRMA/Protected	100%			2035	* *	10	\$118,600	
Membrane								
			Extent : Moderate,		fected : 25%			
			33th Floor Setback					
			Extent : Moderate, A	Area Affe	ected : 100%			
		: Through						
· ·	Explana	tion : Epdn	n Under Insulation					
Interior Floors								
Carpet	10%			2028	* *	3	\$217,400	
Cast in Place Concrete	10%	2-4	\$74,700	LIFE	* *	5	\$317,000	
Cust in Frace Concrete			: Moderate, Area		: 20%	J	Ψ217,000	
			Ll2 Garage Surfac					
Ceramic Tile	3%			2036	* *	5	\$43,500	
Terrazzo	10%			LIFE	* *	5	\$226,400	
Vinyl Tile	65%	4+	\$158,700	2032	* *	3	\$353,200	
•	Worn/Ero	ded, Extent	: Moderate, Area		: 5%			
	Location	a: 1st And	14th Floor Vestibu	les				
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	
	_		tent : Moderate, Ar		ted : 5%			
			d Stair A - Floors 3					
			Extent : Moderate, A		ected : 5%			
		і : Виікпеа	d Stair A - Floors 3					
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	

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

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

Asset #: 13879

Architecture	Curren	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	85%		2044	* *	5	\$1,231,700	
Exposed Struc: Steel	5%		LIFE	* *	10	\$144,900	
Gypsum Board	10%		LIFE	* *	5-10	\$498,100	

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2047	* *	5	\$5,000	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Electrical Room					
	Explanation: 5-4000 Amperes Sieme	ns Low V	oltage Power Circ	uit Break	kers	
Transformers						
Dry Type	100%	2040	* *	5	\$3,600	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Electrical Room					
	Explanation : 2-75kva, 480/208/120 V	olts				
Switchgear / Switchboard						
Air Circuit Breaker	50%	2047	* *	5	\$2,500	
Fused Disc Sw	10%	2047	* *	5	\$400	
Molded Case Bkrs	40%	2047	* *	5	\$10,200	
Raceway						
Busway	15%	2040	* *	1		
Conduit	85%	2047	* *	1		
Panelboards						
Fused Disc Sw	15%	2043	* *	5	\$3,300	
Molded Case Bkrs	85%	2043	* *	5	\$21,700	
Wiring						
Busway	15%	2040	* *	1		
Thermoplastic	85%	2047	* *	1		
Motor Controllers						
Locally Mounted	2%	2040	* *	5	\$100	
Motor Control Center	90%	2040	* *	5	\$23,700	
Variable Frequency	8%	2040	* *	-	, -,	
Drive						
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$28,500	
Stand-by Power					, = 2,2 30	
Transfer Switches						
Automatic	100%	2040	* *	1	\$297,900	

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

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

Asset #: 13879

Electrical	Current Repair	Future Repl	acement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Generators						
Diesel	100%	2036	* *	1	\$374,900	
	Other Observation, Extent : Light, Ar	ea Affected : 100%	6			
	Location : Penthouse Explanation : 2- 1375kva Emergend Load Test On Weekly Basis	cy Generators; Fu	ll Load Tes	t On Moi	nthly Basis: No	
Batteries	Lota Test On Weekly Basis					
Nickel Cadmium	100%	2022	\$1,500	5	\$215,800	
Fuel Storage		<u> </u>	1 9		, ,,,,,,,	
Day Tank	50%	2043	* *	5	\$89,800	
•	Other Observation, Extent: Light, Are	ea Affected : 100%	6			
	Location : Penthouse					
	Explanation: 150 Gallons Rated Ca	apacity				
Main Tank	50%	2055	* *	5	\$14,200	
Wani Tank	Other Observation, Extent : Light, Are		6	3	φ14,200	
	Location: Basement Lower Level 2	carigreeica : 1007	0			
	Explanation : 2- 10,000 Gallons Rai	ted Canacity				
Lighting	Explanation : 2- 10,000 Gations Rai	ей Сарасну				
Interior Lighting						
Fluorescent	80%	2032	* *	10	\$710,400	
Fluorescent	Other Observation, Extent : Light, Ar			10	\$710,400	
	Location: Throughout The Building		U			
		•				
	Explanation: T-8 Lamps					
Fluorescent	20%	2032	**	10	\$177,600	
	Other Observation, Extent: Light, Ar	ea Affected : 100%	6			
	Location : Corridors, Lobby					
	Explanation: Compact Fluorescent	Lamps				
Egress Lighting						
Emergency, Service	50%	2032	* *	1		
Exit, LED	50%	2055	* *	1		
Exterior Lighting						
Fluorescent	10%	2032	* *	10	\$8,900	
	Compact Fluorescent Light, Extent : I	Light, Area Affecto	ed : 100%			
	Location : Outside					
No Component	90%					
Lightning Protection						
Arresters/Cabling						
Generic	100%	2055	* *	5	\$28,500	
-	Other Observation, Extent : Light, Are		6		,- 3	
	Location: Roof	55				
	Explanation: Steel Lightning Rods					
Alarm	1					

Alarm

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

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

Electrical	Current Repair	Future Repl	acement	Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim FY		Cycle Estimated Cost Yrs)	Priority
Alarm					
Security System					
No Component	20%				
Generic	80%	2032	* *	1 \$289,300	
	Other Observation, Extent : L	ight, Area Affected : 100%	ó		
	Location : Public Spaces An	d Outside			
	Explanation: Intrusion Alar	m System And CCTV Surv	eillance Came	era System	
Fire/Smoke Detection					
Generic, Digital	100%	2032	* *	1-3 \$596,600	
	Other Observation, Extent : L	ight, Area Affected : 100%	ó		
	Location : Throughout The I	Building			
	Explanation : Strobe Lights, Detectors	Manual Pull Stations, Ald	ırm Bells, Hori	ns And Smoke	

Mechanical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Interruptible Gas/Dual Fuel	100%		2053	* *	1		
	Other Observation, E.		Affected	: 100%			
	Location: Basement	t Vault					
	Explanation: 2 10,0	000 Gallon Oil Tank	KS.				
Conversion Equipment Hot Water Boiler	100%		2040	* *	1	\$478,700	
	Other Observation, E. Location: Basemen	0 .	Affected	: 100%			
	Explanation: 3 Dua	l Fuel Hot Water B	oilers				
Distribution							
Hot Wtr Piping/Pump	100%		2049	* *	4	\$47,700	
Terminal Devices							
Air Handler	20%		2032	* *	1	\$119,700	
Convector/Radiator	80%		2040	* *	1	\$250,100	
	Other Observation, E.	xtent : Light, Area A	Affected	: 100%			
	Location: Througho	put					
	Explanation : Hot W	ater Base Board R	adiators	ĭ			
Air Conditioning							
Energy Source							
Electricity	100%		2049	* *	1		

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

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

Asset #: 13879

Mechanical	hanical Current Repair Future Replace		ure Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning							
Conversion Equipment	a =- :				***********		
Centrifugal, Elec Chiller		2036	**	1	\$890,500		
	R-134a Refrigerant, Extent: Light, A		10%				
	Location: Basement Refrigeration		na/				
	Other Observation, Extent: Light, A. Location: Basement Refrigeration)%0				
	Explanation: 4 Rotary Scroll Com						
Intonion Disc I Init			* *	2	\$0,000		
Interior Pkg Unit - Cooling	15%	2028		2	\$8,900		
	Other Observation, Extent: Light, A.		0%				
	Location: 26th Through 30th Floo						
B: 4.7. 4.	Explanation: Water Sourced Pack	aged Air Conditio	oning Equipm	ent			
Distribution Chilled Wtr Pine/Pump	100%	2053	* *	1	¢47.700		
Chilled Wtr Pipe/Pump				4	\$47,700		
	Other Observation, Extent: Light, A. Location: Refrigeration Equipmen		7/0				
	Explanation: Includes Condenser		d Pinina				
Terminal Devices	Explanation : Includes Condensel	water 1 umps And	i i iping				
Air Handler/Cool/Ht	85%	2032	* *	1	\$508,900		
Tin Tiandion Cook Tie	Other Observation, Extent : Light, A.		0%	1	Ψ200,200		
	Location : First Through Twenty-fi						
	Explanation : No Heating Coils On						
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%		,				
	Other Observation, Extent: Light, A.	rea Affected : 0%)				
	Location: Throughout		1	, c .	g vi of		
	Explanation: This Component Is A	lready Accounted	l For Under I	he Cooli	ng Section Of		
Plumbing	This Report						
H/C Water Piping							
Brass/Copper	100%	2053	* *	1			
Water Heater							
Electric	10%	2025	\$14,900	4	\$600		
	Other Observation, Extent : Light, A.	rea Affected : 809	%				
	Location: Various Locations						
	Explanation: Multiple Point Of Us	se Electric Hot W	ater Heaters				
Gas Fired	90%	2025	\$200,900	2	\$12,700		
Sanitary Piping			· · · · · · · · · · · · · · · · · · ·		,		
Cast Iron	100%	LIFE	* *	1			

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

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

Mechanical	Current Repair	Future Repla	acement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	* *			
	Other Observation, Extent: Lig Location: 10 Passenger, 2 For Explanation: 16 Units					
Hydraulic	10%	LIFE	* *			
	Other Observation, Extent : Lig Location : Prisioner Elevator Explanation : 2 Units					
Escalators						
Over 20' Rise	100%	LIFE	* *			
	Other Observation, Extent : Lig Location : 1-2	ght, Area Affected : 100%	ó			
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2053	* *	1-5	\$488,100	
Sprinkler Generic	100%	2053	* *	1-2	\$271,200	
Fire Pump Generic	100%	2040	* *	1	\$180,800	
Generic	100/0	2040		1	Ψ100,000	

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

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Page: 117

Print Date: 16-Sep-2016 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

Asset Name : BROOKLYN SUPREME COURT

Address : 360 ADAMS STREET @CADMAN PLAZA

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



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

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

rchitecture	Current Re	pair	Future	e Replacement	M	aintenance	
stem Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls							
Masonry: Brick	10% Now Cracking/Crumbling, E Location: Penthouse Horizontal Cracks, Ext Location: Penthouse Jnt Mortar Miss/Erod,	ent : Moderate, A	Area Affed	cted : 10%	5	\$43,000	
	Location : Penthouse						
Masonry: Limestone	75% Now Cracking/Crumbling, E Location: Penthouse Jnt Mortar Miss/Erod, Location: Penthouse	Extent : Moderai	te, Area A	ffected : 10%	5	\$242,000	
	Misaligned/Bulging, Ex Location: Penthouse Staining/Discoloring, E Location: Throughou	Extent : Moderate					
Metal Panel	7% 4+ Deteriorated Finish, Ex Location: Throughou Staining/Discoloring, E Location: Throughou	it Extent : Moderate			5	\$56,500	
Granite Panels	5% 2-4 Cracking/Crumbling, E Location: Throughou		LIFE rea Affec	* * ted : 60%	5	\$16,100	2
Window Wall	3%		2044	* *	5	\$48,400	
Windows						·	
Aluminum	97% Now Caulking Deteriorated, Location: 11th Floor Water Penetration, Ext Location: 11th Floor	ent : Moderate, A			5	\$56,500	
Metal Louvers	3% 2-4 Broken/Missing Element Location: Throughou	_	2033 t, Area Aj	* * fected : 10%			
Parapets							
Masonry: Brick	50% Now Int Mortar Miss/Erod, Location : Interior Fo		LIFE te, Area A	* * ffected : 25%	5	\$24,300	
Masonry: Limestone	50% 2-4 Jnt Mortar Miss/Erod, Location: Throughou	_	LIFE rea Affect	* * ted : 10%	5	\$30,600	

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

Architecture	Curre	nt Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost (rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Roof							
Modified Bitumen	Location: Thro	n, Extent : Light, Area					
nterior							
Floors	100/	011 2 #00	2022	4. 12. 1000	2	4133 1 33	
Carpet	10% 4+ Punct/Tear/Impac Location: Thro	\$112,500 et Damage, Extent : L ughout	2023 ight, Area	\$1,124,900 Affected : 20%	3	\$133,400	
Cast in Place Concrete	5% 2-4 Cracking/Crumbl Location : Thro	\$45,800 ing, Extent : Light, Ar ughout	LIFE ea Affecte	* * d : 10%	5	\$97,300	
Ceramic Tile	5% 2-4 Cracking/Crumbl Location : Thro	\$85,400 ing, Extent : Light, Ar ughout	2033 rea Affecte	* * d : 10%	5	\$22,200	
Terrazzo	10%		LIFE	* *	5	\$69,500	
Vinyl Tile	45%		2024	\$3,371,800	3	\$200,100	
Vinyl Tile	Location : Reco Worn/Eroded, Ex	\$1,873,200 ing, Extent: Moderat rd Rooms In Basemen tent: Moderate, Area rd Rooms In Basemen	nt Affected :		3	\$83,400	
Interior Walls							
Cast in Place Concrete	5% 2-4 Cracking/Crumbl Location : Thro	\$140,800 ing, Extent : Light, Ar ughout	LIFE ea Affecte	* * d : 10%			
Ceramic Tile	5% 0-2 Cracking/Crumbl Location : Thro	\$122,900 ing, Extent : Light, An ughout	2033 rea Affecte	* * d : 10%	5	\$22,500	
Concrete Masonry Unit	10%		LIFE	* *	5	\$35,900	
Marble Panels	10%		LIFE	* *		. ,	
Plaster	55% 2-4	\$393,000 ing, Extent : Light, An ughout	LIFE	* * d : 20%	5	\$148,300	
	5%	-	LIFE	* *			
SGFT/Glazed Masonry							

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

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

Asset #: 1573

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	45%			2029	* *	5	\$500,200	
AcousTileSusp.Lay-In	20%			2029	* *	5	\$177,900	
Exposed Concrete	15%	4+	\$212,700	LIFE	* *	5	\$20,800	
·	U	Crumbling, 1 : Through	Extent : Light, Ard out	ea Affect	ed : 5%			
Plaster	20%	4+	\$115,700	LIFE	* *	5	\$111,200	
		Crumbling, 1 : Through	Extent : Light, Are	ea Affect	ed : 10%			

lectrical	Current Repair	Current Repair Future Replacement		M		
ystem Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2044	* *	5	\$3,100	
	Other Observation, Extent : 1		cted : 100%			
	Location: Electrical Room					
	Explanation: 2-4000 Amp.	s Siemens Power Bre	eakers			
Transformers				_		
Dry Type	100%	2037	* *	5	\$2,200	
	Other Observation, Extent : 1		cted : 100%			
	Location : Electrical Room					
	Explanation: 150 Kva, 75	Kva, 45 Kva				
Switchgear / Switchboard	1000/	2044	* *	~	¢2.100	
Air Circuit Breaker	100%	2044	* *	5	\$3,100	
Raceway	400/	2011	ماد ماد			
Conduit	40%	2044	**	1		
Conduit	60%	2024	\$348,000	1		
Panelboards	50/	2040	* *	~	\$700	
Fused Disc Sw	5% 50%	2040	* *	5	\$700	
Molded Case Bkrs	50%	2040		5	\$7,800	
Molded Case Bkrs	45%	2023	\$240,000	5	\$7,000	
Wiring	30% 2-4 \$	269,000 2040	* *	1		
Braided Cloth	30% 2-4 \$ Insulation Aged, Extent: Mo	268,000 2049		1		
	Location : Upper Floors	аетиге, Атеа Ајјестес	a. 100%			
		2011	de de			
Thermoplastic	50%	2044	* *	1		
Thermoplastic	20%	2034	* *	1		
Motor Controllers	100/	2011	de de	-	Φ.4.0.0	
Locally Mounted	10%	2044	**	5	\$400	
	Recent Installation, Extent:	Light, Area Affected	: 10%			
	Location: Throughout					
Locally Mounted	10%	2037	* *	5	\$400	
Motor Control Center	40%	2037	* *	5	\$6,500	
Motor Control Center	40%	2022	\$421,300	5	\$6,500	

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

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

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting		_	_		_	•
Interior Lighting						
Fluorescent	100%	2029	* *	10	\$545,000	
	Other Observation, Extent : M	Ioderate, Area Affe	ected : 100%			
	Location: Throughout The	Building				
	Explanation: T-8 Lamps					
Egress Lighting						
Emergency, Battery	20%	2019	\$158,800	10	\$28,700	
Exit, LED	80%	2052	* *	1		
Exterior Lighting						
HID	100%	2024	\$2,223,600	10	\$1,800	
Alarm						
Security System						
No Component	70%					
Generic	30%	2029	* *	1	\$66,600	
Fire/Smoke Detection	·					
No Component	65%					
Generic	35%	2024	\$2,134,300	1-3	\$132,000	

lechanical	Current Repair	Future Rep	lacement	M	aintenance		
ystem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority	
eating							
Energy Source							
Interruptible Gas/Dual	100%	2044	* *	1			
Fuel							
Conversion Equipment							
Heat Exchanger	2%	2033	* *	1	\$5,900		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Basement						
	Explanation: 2 Units						
Steam Boiler	98%	2037	* *	1	\$576,700		
	Other Observation, Extent: Light, Area Affected: 100%						
	Location : Boiler Room						
	Explanation : 3 Units - In Pr Hall And School Of Law Act		its. Also Pro	ovide He	at To Bk Borough		
Distribution							
Hot Wtr Piping/Pump	20%	2032	* *	4	\$5,900		
Steam Piping/Pump	80%	2034	* *	4	\$35,100		

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

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

Asset #: 1573

Mechanical	Current	Current Repair Future		ture Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating	•						
Terminal Devices							
Air Handler	60%	4111 200	2024	\$1,904,700	1	\$220,500	
Convector/Radiator	20% Now	\$111,200	2029	**	1	\$34,500	
	Malfunctioning, Ext Location: Contro		а Ађестеа	1:10%			
			2020	* *	1	Φ24.500	
Fan Coil Unit/Heat	20% Now On Extended Life, E Location: Throug		2029 rea Affect		1	\$34,500	
ir Conditioning							
Energy Source							
Electricity	100%		2040	* *	1		
Conversion Equipment	1000			de de			
Centrifugal, Elec Chille		English Ann	2033	* *	1	\$643,000	
	R-134a Refrigerant, Location: 3 Units		і Ађестеа	: 100%			
Distribution	Location . 3 Units	- Suo-vasemeni					
Chilled Wtr Pipe/Pump	100%		2044	* *	4	\$29,300	
Terminal Devices	10070		2011		•	Ψ22,300	
Air Handler/Cool/Ht	100%		2029	* *	1	\$367,400	
	Other Observation,	Extent : Light, Area	Affected	: 100%		•	
	Location: Multipl	le Floors					
	Explanation : Mor	re Than 120 Units					
Heat Rejection							
Water Cooling Tower	100%	T	2025	\$1,690,000	2	\$598,000	
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location : Roof Explanation : 2 U	nita					
Ventilation	Explanation . 2 O	nus					
Distribution							
Ductwork/Diffusers	100% 4+	\$254,100	LIFE	* *	2-5	\$331,300	
	Needs Cleaning, Ex		a Affecte	d: 100%			
	Location: Throug	hout					
Exhaust Fans							
Interior	95%		2029	* *	2	\$17,300	
Roof	5%		2029	* *	2	\$900	
lumbing							
H/C Water Piping Galv Iron/Steel	100%		2029	* *	1		
Gary Holl/Steel	Booster Pump w/Ta	nk Extent · Lioht A			1		
	-	Fire Sprinkler And S					
Water Heater		•	F				
Electric	100%		2023	\$91,300	4	\$5,200	
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location : Sub-ba						
	Explanation: 400	Gallons Installed To	emporaril	ly To Accommodat	te The Bo	iler Replacement	

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

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

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
HW Heat Exchanger	1000/	2024	* *	4	ФОО 100	
Low Temp	100%	2034		4	\$88,100	
	Other Observation, Extent : Ligit Location : Sub-basement	н, Агеа Ајјестеа : 100	1%0			
	Explanation: 2 Units, 1500 G	allon Fach				
Sanitary Piping	Explanation . 2 Onlis, 1500 G	uion Euch				
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 \$2	8,300 2054	* *	4	\$1,600	
	Obsolete Equipment, Extent : M	oderate, Area Affected	d: 100%			
	Location : Sub-basement					
Backflow Preventer						
No Component	95%					
Generic	5%	2029	**	1	\$1,800	
	Other Observation, Extent : Light	nt, Area Affected : 100)%			
	Location: Sub-basement	\ 1				
E' .	Explanation : Serves Boilers C	mly				
Fixtures Generic	100%					
Vertical Transport	100%					
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Ligh)%			
	Location: (2) B-1; (3) 3-12; (4)					
	Explanation: 15 Units					
Escalators						
Under 20' Rise	100%	LIFE	* *			
	Other Observation, Extent: Light	ht, Area Affected : 100	0%			
	Location : 1-2, 2-3					
	Explanation: 6 Units					
Fire Suppression						
Standpipe	1000/	20.44	* *	1.7	#200 ** ** ** ** ** ** ** 	
Generic	100%	2044	* *	1-5	\$299,600	
Sprinkler No Component	0.50/					
No Component Generic	95% 5%	2044	* *	1-2	\$8,300	
Generic	J 70	∠U 44		1-2	\$6,300	

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

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

Page: 124

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



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

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

Architecture		Current F	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Granite	15%			LIFE	* *	5	\$9,800	
Masonry: Limestone	82%			LIFE	* *	5	\$53,600	
			Extent: Moderate	, Area A	ffected : 10%			
	Location	: South Fa	ıcade					
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	
			Extent : Moderate, A	Area Affe	ected : 100%			
		: New Sub						
		ion : Recei	nt Construction					
Ceramic Tile	5%			2034	* *	5	\$4,300	
Mosaic Tile	10%	Now	\$111,200	2030	* *	5	\$10,700	
			Extent: Moderate	, Area Aj	ffected : 25%			
		: Basemen	t Corridor					
Marble Panels	20%			LIFE	* *	5	\$12,900	
Vinyl Tile	10%			2025	\$79,000	3	\$3,200	
Wood	15%			2040	* *	5	\$24,100	
Interior Walls								
Gypsum Board	10%			LIFE	* *	5	\$3,200	
		Recent Construction, Extent: Light, Area Affected: 100%						
	Location	: New Sub	-basement					
Marble Panels	10%			LIFE	* *			
Plaster	20%			LIFE	* *	5	\$3,200	
Plaster	40%			LIFE	* *	5	\$6,400	
Wood	20%			LIFE	* *	5	\$42,600	

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

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

Asset #: 153

Architecture	Current Re	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	15%	2	2038	* *	5	\$12,800	
Exposed Struc: Steel	10%	I	LIFE	* *			
	Recent Construction, E	Extent : Light, Area A	Affecte	d : 100%			
	Location : New Sub-l	basement					
Exposed Struc: Wood	10%	I	LIFE	* *			
•	Recent Repair Evident,	Extent : Light, Area	a Affec	ted : 25%			
	Location: Attic						
Gypsum Board	5%	I	LIFE	* *	5	\$5,300	
Plaster	15%	I	LIFE	* *	5	\$8,000	
Plaster	45%	I	LIFE	* *	5	\$24,000	

Electrical	С	urrent Repair	Futur	Future Replacement		Maintenance	
System Component Type		nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2051	* *	5	\$200	
		vation, Extent : Moderate,	Area Affe	cted : 100%			
	Location : I	Electrical Room					
	Explanation	n : Main Service Switch Ra	ted @ 40	00 Amperes			
Switchgear / Switchboard							
Fused Disc Sw	100%		2051	* *	5	\$200	
Raceway							
Conduit	100%		2051	* *	1		
Panelboards							
Fused Disc Sw	10%		2047	* *	5	\$100	
Molded Case Bkrs	90%		2047	* *	5	\$1,400	
Wiring							
Thermoplastic	100%		2051	* *	1		
Motor Controllers							
Locally Mounted	30%		2042	* *	5	\$100	
Variable Frequency	70%		2042	* *			
Drive							
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
Fluorescent	10%		2033	* *	10	\$5,300	
	Compact Flue Location : I	orescent Light, Extent : Mo Lobby	oderate, A	Area Affected : 100)%		
Fluorescent	80%		2033	* *	10	\$42,000	
	T-8 Lamps An	nd Fixtures, Extent : Mode Throughout The Building		a Affected : 100%		, ,,,,,,,	
LED	10%		2033	* *			

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

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

Asset #: 153

Electrical	Current Repair Future Repla			nent Maintenance			
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Egress Lighting							
Emergency, Service	50%	2033	* *	1			
Exit, LED	50%	2060	* *	1			
Exterior Lighting							
HID	100%	2033	* *	10	\$200		
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%				
	Location: Outside						
	Explanation : Perimeter	· Lamp Posts					
Alarm							
Security System							
No Component	70%						
Generic	30%	2033	* *	1	\$6,400		
	Other Observation, Exten	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location: Hallways						
	Explanation: CCTV	Surveillance Cameras					
Fire/Smoke Detection							
Generic, Digital	100%	2033	* *	1-3	\$36,400		
_	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%				
	Location: Throughout?	The Building					
	Explanation : Manual F Horns	ull Station, Horns, Stro	be Lights, Smoke I	Detectors	, Alarm Bells And		

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating							
Energy Source							
Utility Steam	80%		2035	* *	1		
	Other Observation, E	xtent : Light, Area	Affected	: 100%			
	Location: Basemen	t					
	Explanation: Steam	n Provided By Con	Edison				
HTHW/HW	20%		2035	* *	1		
	Other Observation, E	xtent : Light, Area	Affected	: 20%			
	Location : 52 Cham		55				
	Explanation : Provi	ded From Adjacent	Buildin	g - Tweed Court B	uilding		
Conversion Equipment	•			<u> </u>			
Pres. Reducing Valve/LP	80%		2034	* *	5	\$2,700	
Steam						. ,	
	Other Observation, E	xtent : Light, Area	Affected	: 80%			
	Location : Basemen	t					
	Explanation: 1 Hea	at Exchanger To Co	nvert St	eam To Hw For H	eating De	evices	
No Component	20%						
<u>*</u>	Other Observation, E	xtent : Light, Area	Affected	: 0%			
	Location : Sub-base	_	00				
	Explanation: 1 Res	erve Gas Fired Hw	Boiler I	ls Undergoing Inst	allation		

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

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

Asset #: 153

Mechanical		Current Repair Fu		Future Replacement		Maintenance	
System Component Type		Tail Date Estimated Cos (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating							
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	
Convector/Radiator	20%		2030	* *	1	\$3,700	
ir Conditioning							
Energy Source							
District C.W.	30%		2045	* *	1		
	Other Obse	rvation, Extent : Light, Are	ea Affected	: 40%			
		52 Chambers Street					
	Explanation	on : Provided From Adjace	ent Tweed	Building			
Electricity	70%	, , , , , , , , , , , , , , , , , , ,	2041	**	1		
Conversion Equipment	7070		2071				
Reciprocating	65%		2033	* *	1	\$17,300	
Compr/Chiller						, ,	
1	R-134a Refi	rigerant, Extent : Light, Ar	ea Affected	d : 65%			
	-	2 Sets, Basement	00				
Split Unit	5%		2030	* *			
Spiit Cint		rvation, Extent : Light, Are		. 5%			
		Basement Communication		. 570			
	Explanation .		ı Kooni				
No Component	30%	n. 5 Seis					
Distribution	30%						
	30%		2045	* *	4	\$800	
Chilled Wtr Pipe/Pump			2043		4	\$600	
No Component	70%						
Terminal Devices	000/		2020	* *	1	#20.200	
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%						
entilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$31,900	
Exhaust Fans							
Interior	100%		2030	* *	2	\$1,800	
umbing							
H/C Water Piping							
Brass/Copper	100%		2035	* *	1		
HW Heat Exchanger							_
HTHW/HW	100%		2035	* *			
	Other Obse	rvation, Extent : Light, Are	ea Affected	: 100%			
	Location:	52 Chambers Street					
	Explanation	on : Located In Adjacent T	weed Ruila	ling			

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

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

Mechanical	Current Repair	Future Replacement	Maintenance
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estimated Cos FY	Cycle Estimated Cost Priority (Yrs)
Plumbing			
Sanitary Piping			
Cast Iron	100%	LIFE *	* 1
Storm Drain Piping			
Cast Iron	100%	LIFE *	* 1
Sump Pump(s)			
Rigid Piping	100%	2030 *	* 4 \$2,500
Backflow Preventer			
Generic	100%	2033 *	* 1 \$3,500
Fixtures			
Generic	100%		
Vertical Transport			
Elevators			
Geared Traction	70%	LIFE *	*
	Other Observation, Extent : Lig	-	
	Location: Sub-basement, B, I	, 2	
	Explanation: 1 Unit		
Hydraulic	30%	LIFE *	*
•	Other Observation, Extent : Lig	ht, Area Affected : 30%	
	Location: 2-3		
	Explanation : 1 Unit		
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



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

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

rchitecture		Current	Repair	Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior	•			•		•		
Exterior Walls								
Cast Iron	Location Corrosion	issing Elem n : South Fo n/Rusting, E	\$88,700 nents, Extent : Mod acade Extent : Moderate, A nd East Facades					
Glass Block	5%			LIFE	* *	5	\$4,200	
Masonry: Brick	Location Sidewalk	r Miss/Eroo n : North Ai Shed in Use	\$403,700 d, Extent : Moderat nd East Facades, P e, Extent : Light, Ar nd East Facades	artial So	uth	5	\$67,500	
Masonry: Limestone	Location Diagonal Location Staining/I	lissing Elen n : Above W Cracks, Ex n : South An	\$973,600 nents, Extent : Mod Vindows, South Fac tent : Moderate, Ai nd East Facades , Extent : Moderate	ade ea Affect	ted : 20%	5	\$30,400	
Stucco Cement	Location Staining/I	Cracks, Ex n : South Ai Discoloring	\$38,800 tent : Light, Area A nd East Facades , Extent : Moderate nd East Facades			5	\$16,900	
Windows								
Aluminum	10%			2034	* *	5	\$2,800	
Metal Louvers	3%			2029	* *	10	\$5,300	
Wood	87% Now \$679,100 2051 ** 5 \$122,100 Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout Thermally Inefficient, Extent: Moderate, Area Affected: 100% Location: Throughout Caulking Deteriorated, Extent: Moderate, Area Affected: 100% Location: Throughout						\$122,100	

Asset #: 161

Architecture		Current	Repair	Future Replacement		М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	Locatio	servation, I n : South F				5	\$9,500	
	Explan	ation : Corn	ice Removed - Mid	dle Build	ling			
Masonry: Brick			\$1,800 d, Extent : Moderat Party Walls	LIFE te, Area	* * Affected : 30%	5	\$600	
Masonry: Limestone	Location Jnt Morte	/Crumbling n : Coping ar Miss/Ero	\$4,200 , Extent : Moderate d, Extent : Modera - South Facade		-	5	\$300	
Metal Rail	Broken/N Locatio Corrosio	n: Part Of	Extent : Moderate, A			5	\$11,600	
Stucco Cement	_		\$1,000 tent : Moderate, An	2031 rea Affec	* * ted : 20%	5	\$500	
Roof								
Built-Up (BUR)	Location Debris P Location Drains C Location Grvl/Blst Location Insul Det Location Miss/Dan Location	Extent: Mo n: Through resent, Exte n: Through logged, Ext n: South W Miss/Disp, n: Through er/Miss, Ex n: Through naged Flash n: Through	nt: Moderate, Area tout tent: Severe, Area A fest Corner Extent: Moderate, tout tent: Moderate, Ar tout nings, Extent: Moderate	n Affecte Affected . Area Af ea Affect erate, Ai	d : 25% · 10% fected : 30% red : 30% rea Affected : 25%			
	Locatio Water Pe	n : East And netration, E	oderate, Area Affec d North Buildings Extent : Moderate, A					
Interior	Locatio	n : Various	Roof Penetrations					

Interior

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

Asset #: 161

Architecture	Current Rep	oair	Future Replacement		Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors							
Carpet	65% 0-2 Staining/Discoloring, E. Location: Throughout Uneven Substrate, Exter Location: 2nd, 3rd, 4t	t : Moderate, Ai			3	\$151,800	
Cast in Place Concrete	10%		LIFE	* *	5	\$34,100	
Ceramic Tile	5% 4+	\$7,500	2029	* *	5	\$3,900	
Columno The	Caulking Deteriorated, Location: Bathrooms			ed : 10%	J	Ψ5,700	
Raised Access Floor	5% Now	\$19,000	2035	* *	5	\$14,600	
	Broken/Missing Elemen Location : 5th Floor	ts, Extent : Mode	erate, Area	Affected: 30%			
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 Water Penetration, Exte Location: 6th Floor B		LIFE rea Affecte	* * ed : 5%	5	\$36,500	
Masonry: Brick	5% Now Diagonal Cracks, Exten Location: Storage Roo Spalling, Extent: Model Location: Steam Roon	om rate, Area Affect		**			
Plaster	7%		LIFE	* *	5	\$1,700	
Ceilings	7 70		EH E			Ψ1,700	
AcousTileConcealSpLn	5%		2031	* *	5	\$9,700	
AcousTileSusp.Lay-In	15% Staining/Discoloring, E. Location: Various Loc		2039	**	5	\$23,400	
Exposed Concrete	40% Now Staining/Discoloring, E. Location: Various Loc	\$39,700 xtent : Moderate	LIFE , Area Affe	* * cted : 10%	5	\$9,700	
Gypsum Board	35% Now Water Penetration, Exte Location: Second And			* * ed : 10%	5	\$68,100	
Plaster	5%		LIFE	* *	5	\$4,900	

Electrical	Current Repair			Futur	e Replacement	М		
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 161

Electrical	Current Repair	Future Replacemen	t N	Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimated Co FY	cst Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts		•			•	
Service Equipment						
Fused Disc Sw	100%	2030	* 5	\$300		
	Other Observation, Extent : Mo	derate, Area Affected : 100%				
	Location: Electrical Room	Main Diagona ant Switch				
Switchgear / Switchboard	Explanation: Two 2000 Amps	Main Disconnect Switch				
Fused Disc Sw	100%	2036 *	* 5	\$300		
Raceway	10070	2030		Ψ300		
Conduit	60%	2026 \$68,30	00 1			
Conduit	30%		* 1			
Conduit	10%	2046 *	* 1			
Panelboards						
Fused Disc Sw	10%	2034	* 5	\$200		
Molded Case Bkrs	60%	2042	* 5	\$1,200		
Molded Case Bkrs	30%	2034 *	* 5	\$600		
Wiring	4004	2045	to at			
Thermoplastic	60%	2040	* 1			
Thermoplastic	20%	2026 \$30,60				
Thermoplastic Motor Controllers	20%	2036 *	* 1			
Locally Mounted	50%	2024 \$48,00	00 5	\$300		
Locally Mounted	50%		00 5 * 5	\$300		
Locally Woulded	Other Observation, Extent : Mo		3	Ψ300		
	Location : Water Main					
	Explanation : Basement					
Ground						
Grounding Devices						
Generic	100%	LITE	* 5	\$1,100		
	Other Observation, Extent : Mo	derate, Area Affected : 100%				
	Location: Basement					
G. 11 D	Explanation: Water Main					
Stand-by Power Transfer Switches						
Automatic	100%	2024 \$8,80	00 1	\$23,700		
Generators	10070	2024 ψ0,00	JO 1	Ψ23,700		
Diesel	100%	2022 \$72,50	00 1	\$29,800		
	Other Observation, Extent : Mo			, _, , , , , , , , , , , , , , , , , ,		
	Location : Roof - Generator R	==				
	Explanation: One 62 Kva					
Batteries						
Lead/Acid	100%	2018 \$1,50	00 5	\$2,900		
Fuel Storage	400			.		
Day Tank	100%	2025 \$5,50	00 5	\$14,300		
	Other Observation, Extent: Mo					
	Location: Roof - Generator R Explanation: One 30 Gallons					
* · · · ·	Explanation : One 50 Gallons					

Lighting

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

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

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

Asset #: 161

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	88%	2026	\$382,500	10	\$62,100	
	Other Observation, Extent:	Moderate, Area Affe	cted : 100%			
	Location : Throughout Th	e Building				
	Explanation: Using T8 L	amps				
Fluorescent	10%	2021	\$43,500	10	\$7,100	
	Other Observation, Extent :	Moderate, Area Affe	cted : 100%			
	Location: Basement					
	Explanation: Using T12 I	Lamps				
Incandescent	2%	2021	\$19,300	2		
Egress Lighting						
Emergency, Service	35%	2026	\$13,100	1		
Emergency, Battery	15%	2026	\$15,400	10	\$2,800	
Exit, Service	50%	2026	\$12,700	1		
Exterior Lighting						
HID	18%	2026	\$51,900	10		
Incandescent	7%	2021	\$17,100	2		
No Component	75%					
Alarm						
Security System						
No Component	80%					
Generic	20%	2031	* *	1	\$5,800	
Fire/Smoke Detection						
No Component	80%					
Generic, Analog	20%	2031	* *	1-3	\$9,500	

echanical Current Repair			Futu	re Replacement	Maintenance			
System Component Type		Date Estimated (ars)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
leating								
Energy Source								
Utility Steam	100%		2046	* *	1			
	Other Observati Location : Thr	ion, Extent : Light, oughout	Area Affected	d : 100%				
	Explanation:	Steam From Con I	Edison					
Conversion Equipment Pres. Reducing Valve/LP Steam	100%		2029	* *	5	\$4,600		
Distribution								
Hot Wtr Piping/Pump	70% No Insul. Deteriora Location : Van	ting, Extent : Mod		,	4	\$2,700		
Steam Piping/Pump	30% No Insul. Deteriora Location : Var	ting, Extent : Mod		,	4	\$1,100		

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

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

Asset #: 161

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Terminal Devices Air Handler	75%	0-2	\$308,600	2036	* *	1	\$32,100	
All Hallulei			\$308,000 ere, Area Affected :			1	\$52,100	
			of Units - Extensiv		on			
			: Severe, Area Affe					
			Of The Units, Roof		, •			
			stent : Severe, Area	Affected	: 75%			
	Location	-		33				
Convector/Radiator	25%			2031	* *	1	\$6,200	
ir Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment	40-			205=	_		*=	
Centrifugal, Elec Chiller		Now	\$20,600	2035	* *	1	\$75,000	
		-	nt : Severe, Area A	,,,	40%			
		-	ressors, Sub-basem		1000/			
		gerant, Ex : Sub-base	tent : Light, Area A	<i></i> Јјестеа :	100%			
Distribution	Location	. Sub-base	етен					
Chilled Wtr Pipe/Pump	100%			2036	* *	4	\$3,800	
Terminal Devices	10070			2030			Ψ3,000	
Air Handler/Cool/Ht	100%	Now	\$16,200	2026	\$324,100	1	\$42,900	
1111 11411411017 0 0 0 1/111			nt : Severe, Area A			-	Ψ.Ξ,>00	
	-	_	ntrol System, Throi	-				
Heat Rejection								
Water Cooling Tower	100%			2027	\$219,000	2	\$77,500	
entilation entile								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$42,900	
Exhaust Fans	2001			2021	#25.20 2	2	#7 00	
Interior	30%			2021	\$25,300	2	\$700	
Roof	70%			2021	\$42,500	2	\$1,700	
'lumbing H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
HW Heat Exchanger	10070			2030		1		
HTHW/HW	100%			2036	* *			
Sanitary Piping	10070							
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	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 50%			
	Location	: Sub-base	ement					
	Explana	<u>tion : 1 M</u> o	tor Is Under Repla	cement				

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

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

Mechanical	Current Repair	Future Repla	cement M	Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estim	ated Cost Cycle (Yrs)	Estimated Cost	Priority
Plumbing					
Fixtures					
Generic	100%				
Vertical Transport					
Elevators					
Geared Traction	100%	LIFE	* *		
	Other Observation, Extent : Lig	ght, Area Affected : 100%			
	Location: (1) Sub-basement	To 6th Floor, (1) Baseme	nt - 6th Floor		
	Explanation: 2 Units				
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	

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

Page: 138

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



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

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

Asset #: 13871

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls					_		
Concrete Masonry Unit	15%		LIFE	* *	5	\$18,600	
Concrete Masonry Unit	5% Now	\$88,400	LIFE	* *	5	\$6,200	
	Cracking/Crumbling Location: Penthol		, Area Aj	ffected: 20%			
			4 - 4	A.CC 4 - 1 - 250/			
	Expansion Int Failu Location: Penthoi		ie, Area I	Affectea : 25%			
	Other Observation,		Araa Affa	otad · 100%			
	Location: Penthoi		<i>нгеи Аује</i>	ciea . 100/0			
		ise co Cement Over Cn	111				
Metal Panel	80%	co Cemeni Over Cii	2046	* *	5-10	\$1,090,300	
Windows	0070		2040	<u> </u>	J-10	Ψ1,090,300	
Aluminum	100% Now	\$556,800	2042	* *	5	\$30,700	
7 Manimani	Caulking Deteriorat			Affected : 50%	3	Ψ30,700	
	Location : Through		,	33			
	Other Observation,		Area Affe	cted : 100%			
	Location : Through						
	Explanation: Fixe	d Windows					
Parapets							
Metal Panel	100%		2046	* *	5	\$46,900	
Roof							
Built-Up (BUR)	60% Now Miss/Damaged Flas. Location: Over 10	-	2036 erate, Ar	* * ea Affected : 25%			
	Vegetation Growth,		Area Affa	ected : 15%			
	Location : Over 10		11164 11556	cieu . 1370			
	Water Penetration, I		Affected	: 10%			
	Location : Over 10		55	, ,			
	Worn/Eroded, Exten		Affected .	: 25%			
	Location : 10th Flo		33				
Built-Up (BUR)	40% Now	\$36,200	2031	* *			
Built of (Bott)	Water Penetration, I			cted : 10%			
	Location : Over Fi		55				
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	FO/		TIPE	* *			
Cast in Place Concrete	5%		LIFE	* *	_	007.500	
Ceramic Tile	7%		2035	* *	5	\$27,500	
Class: Single Page	10% 3%		LIFE LIFE	* *	5 5	\$15,700 \$8,800	
Glass: Single Pane Gypsum Board	3% 70%		LIFE	* *	5 5	\$8,800 \$164,700	
Gypsulli Board Granite Panels	70% 5%		LIFE	* *	3	φ10 4 ,/00	
Granite I anels	J /0		ън ъ				

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

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

Asset #: 13871

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

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	* *	5	\$1,100	
			Extent : Moderate, A	Area Affe	cted : 100%			
		ı : Electric						
	Explana	tion : Mair	Service Switch Ra	ted @ 16	600 Amperes.			
Transformers	1000/			2021	* *	_	\$0.00	
Dry Type	100%		7	2031		5	\$900	
			Extent : Moderate, A	Area Affe	cted: 100%			
		n : Mechan		17-14-				
C - 14.1 / C - 14.1 1	Ехріапа	ποn : 112	5 Kva, 480/208/120	VOITS				
Switchgear / Switchboard Fused Disc Sw	100%			2036	* *	_	¢1 100	
	100%			2030		5	\$1,100	
Raceway Conduit	100%			2036	* *	1		
Panelboards	100%			2030		1		
Fused Disc Sw	10%			2034	* *	5	\$600	
Molded Case Bkrs	90%			2034	* *	5	\$5,900	
Wiring	3070			2034			\$3,900	
Thermoplastic	100%			2036	* *	1		
Motor Controllers	100/0			2030		1		
Locally Mounted	50%			2031	* *	5	\$800	
Motor Control Center	50%			2031	* *	5	\$3,400	
Fround	3070			2031			Ψ5,100	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$3,700	
tand-by Power							7-7.00	
Transfer Switches								
Automatic	100%			2031	* *	1	\$76,900	
Generators							•	
Diesel	100%			2029	* *	1	\$96,800	
	Other Ob.	servation, I	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	n : Penthou	se					
	Explana	tion : Eme	rgency Generator R	ated @ .	300kw			
Batteries								
Lead/Acid	100%			2019	\$1,600	5	\$9,300	

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

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

Asset #: 13871

Electrical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage Day Tank	50%	2034	* *	5	\$23,200	
Day Talik	Other Observation, Extent : Moderate,			3	\$23,200	
	Location: Penthouse Explanation: 75 Gallon Capacity					
Main Tank	50% Other Observation, Extent: Moderate, Location: Sub-basement Explanation: 500 Gallons Rated Cap		* * cted : 100%	5	\$3,700	
Lighting	Explanation: 500 Gallons Raica Cap	delly				
Interior Lighting						
Fluorescent	85% T-8 Lamps And Fixtures, Extent : Mode Location : Throughout The Building	2026 erate, Area	\$1,311,400 Affected: 100%	10	\$194,900	
Fluorescent	13%	2026	\$200,600	10	\$29,800	
Tiusteseent	Compact Fluorescent Light, Extent : M Location : Offices And Corridors				<i>\$25</i> ,000	
Fluorescent	2%	2026	\$30,900	10	\$4,600	
	T-12 Lamps And Fixtures, Extent : Mod Location : Mechanical Rooms	derate, Are	ea Affected : 100%	ó		
Egress Lighting						
Emergency, Service	50%	2026	\$66,600	1		
Exit, LED	50%	2041	* *	1		
Exterior Lighting	200/	2026	\$204.600	10	¢200	
HID No Component	20% 80%	2026	\$204,600	10	\$200	
Lightning Protection	0070					
Arresters/Cabling						
Generic	100%	2041	* *	5	\$7,300	
Alarm					• •	
Security System						
No Component	70%					
Generic	30%	2026	\$245,800	1	\$28,000	
	Other Observation, Extent: Moderate,		cted : 100%			
	Location: Hallways, Lobby And Outs Explanation: Cctv Surveillance Cam					
Fire/Smoke Detection	Елрининоп . Сыу зигуешинсе Сат	erus				
Generic, Digital	100%	2026	\$2,805,000	1-3	\$154,100	
25	Other Observation, Extent : Moderate, Location : Throughout The Building				¥10 i,100	
	Explanation: Strobe Lights, Manual Horns	Pull Statio	ns, Smoke Detecto	ors, Aları	m Bells And	

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

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

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

Mechanical	Current Repair		Futur	e Replacement	M	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Natural Gas	100%			2046	* *	1			
Conversion Equipment									
Hot Water Boiler	100%			2039	* *	1	\$123,600		
			Extent : Light, Area						
			use Mechanical Equ	-					
51	Explanai	tion : (2) C	Gas Fired Hot Wate	r Boilers					
Distribution	1000/	N.T.	Φ.Ο. ΟΟΟ	20.42	* *	4	ф1 2 2 00		
Hot Wtr Piping/Pump	100%	Now	\$68,000	2042		4	\$12,300		
	_	-	ent : Severe, Area A ntrol, Throughout	<i></i> уестеа :	10%				
Tampinal Davissa	Locunon	. Bills Co.	miroi, inrougnoul						
Terminal Devices Air Handler	60%			2031	* *	1	\$92,800		
Convector/Radiator	40%			2031	* *	1 1	\$32,300		
Air Conditioning	4070			2039		1	\$32,300		
Energy Source									
Electricity	100%			2042	* *	1			
Conversion Equipment	10070			2012		-			
Int Pkg Unit -	80%	Now	\$215,800	2027	\$4,315,800	2	\$9,800		
Heating/Cooling			,,		+ 1,0 -0 ,0 0 0		+,,,,,,,,		
2 2	Not in Service, Extent : Severe, Area Affected : 35%								
	Location	: 7 Units	Not Working Prope	rly, Mec	hanical Rooms In I	Each Flo	or		
	Other Obs	ervation, I	Extent : Light, Area	Affected	: 80%				
	Location	Location: Throughout							
	Explanat	tion : 10 H	leat Pump Units. Fr	rigerant l	R-22				
Ext Pkg Unit -	15%	Now	\$13,400	2031	* *	2	\$1,800		
Heating/Cooling									
	R-22 Refrigerant, Extent : Light, Area Affected : 15%								
	Location: 2 Units, Lower Roof								
	Other Observation, Extent: Severe, Area Affected: 15%								
		: Lower R	-						
	Explana	tion : Defe	ective Units						
Ext Pkg Unit -	5%			2026	\$89,300	2	\$800		
Heating/Cooling									
	R-22 Refrigerant, Extent: Light, Area Affected: 5% Location: 1 Unit, Lower Roof								
	Location	: 1 Unit, 1	Lower Roof						
Distribution					_	_			
Chilled Wtr Pipe/Pump			\$21,200	2046	**	4	\$9,900		
		_	Extent: Moderate,	Area Af	rected : 30%				
	Location	: Koof							
No Component	20%								

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

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

Asset #: 13871

Mechanical	Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning	•						
Heat Rejection							
Water Cooling Tower	80% Now	\$62,200	2027	\$621,900	2	\$161,000	
	Corroded, Extent: Sev						
	Location : Bottom Of	-	-				
	Leak Evident, Extent:		ected : 10	9%			
	Location : Bottom Of	The Unit, Roof					
No Component	20%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$139,400	
Exhaust Fans	700/		2021	ماد ماد	_	Φ# 400	
Interior	70%		2031	* *	2	\$5,400	
Roof	30%		2031	* *	2	\$2,300	
Plumbing H/C Water Pining							
H/C Water Piping Brass/Copper	100%		2046	* *	1		
Water Heater	10070		2040		1		
Electric	100% Now	\$8,400	2021	\$42,000	4	\$1,500	
Electric	Malfunctioning, Extens				7	\$1,500	
	Location: 3 Out Of 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	* *			
	Other Observation, Ex		Area Affe	cted : 100%			
	Location : All Floors						
	Explanation: 5 Units	5					
Fire Suppression							
Standpipe	2004						
No Component	30%		2015			# 00 2 00	
Generic	70%		2046	* *	1-5	\$88,200	
Sprinkler	1000/		2045	ala al-	1.0	ф д о 000	
Generic	100%		2046	* *	1-2	\$70,000	
Fire Pump	1000/		2022	\$200.600	1	046.700	
Generic	100%	tout . Tiele A.	2022	\$200,600	1	\$46,700	
	Other Observation, Ex	_		: 100%			
	Location: Fire Pump			d Enous The Mell			
	Explanation: Unit Is	maintainea And	Operated	и r rom 1 ne Mall			

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

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

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Print Date: 16-Sep-2016 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

Asset Name : COURT SOUARE 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



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

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

Asset #: 2056

rchitecture	Curren	t Repair	Futur	e Replacement	М				
ystem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
terior									
Exterior Walls									
Cast Iron	2%		LIFE	* *					
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$235,800			
Masonry: Brick	88% Now	\$1,588,500	LIFE	* *	5	\$531,300			
	Jnt Mortar Miss/E	rod, Extent : Modera	te, Area 1	Affected : 50%					
	Location : Throu								
		xtent : Moderate, Are	a Affecte	ed : 5%					
	Location : Penth								
		Extent: Moderate, A	Area Affe	cted : 10%					
	Location: Found								
		, Extent : Moderate, 1	Area Affe	ected : 10%					
	Location : West I								
	Explanation : Sca	affolding In Place							
Masonry: Granite	3%		LIFE	* *	5	\$13,600			
Masonry: Limestone	2% Now	\$261,500	LIFE	* *	5	\$9,100			
		rod, Extent : Modera	te, Area 1	Affected : 20%					
	Location : Lintels								
		ent : Moderate, Area	Affected	: 50%					
	Location : Windo	w Sills And Lintels							
Windows					_				
Aluminum	95%	*** ******	2041	* *	5	\$116,300			
Aluminum	5% Now	\$254,100	2050	* *	5	\$3,100			
	Air Infiltration, Extent : Severe, Area Affected : 100%								
	Location : 11th Floor Unit Inoperable, Extent : Moderate, Area Affected : 100%								
	=		га Ађесте	ea: 100%					
	Location : 11th F	ioor							
Parapets Control Control	100/ N	¢27,000	LIEE	* *	_	¢0.200			
Cast Stone/Terra Cotta	10% Now	\$27,000	LIFE		5	\$8,300			
	Location : Copin	rod, Extent : Modera	te, Area 1	Ајјестеа : 50%					
		g ent : Moderate, Area .	Affortad	. 250/					
	Location : Copin		Ајјестеа	: 25%					
	-			di di		40.400			
Masonry: Brick	90% Now	\$55,200	LIFE	**	5	\$9,600			
	_	ng, Extent : Moderate	e, Area A	ffected: 20%					
	Location : Interio								
		rod, Extent : Light, A	rea Affec	ted : 15%					
	Location : Throu	ghout							
Roof	020/		2020	* *	10	¢42.600			
Modified Bitumen	92%		2030	**	10	\$43,600			
Modified Bitumen	5% 39/		2033	**	10	\$2,400			
Skylight, Metal/Glass	3%		2035		10	\$4,700			

Interior

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

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

Architecture	Current Repair			Future Replacement			Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Interior										
Floors										
Carpet	30%			2024	\$2,137,800	3	\$338,000			
Cast in Place Concrete	2%		\$116,100	LIFE	* *	5	\$24,600			
	Broken/Missing Elements, Extent: Severe, Area Affected: 50%									
	Location : Stair Landing Between 23 And 24 Floors									
	Deflection Evident, Extent : Severe, Area Affected : 50%									
	Location: Stair Landing Between 23 And 24 Floors									
	Other Observation, Extent : Moderate, Area Affected : 100%									
	Location	ı : Stair Laı	nding Between 23 A	And 24 F	loors					
	Explana	tion : Temp	oorary Support In F	lace						
Cast in Place Concrete	8%			LIFE	* *	5	\$98,600			
Ceramic Tile	5%			2034	* *	5	\$28,200			
Slate	2%			LIFE	* *	5	\$12,000			
Terrazzo	3%			LIFE	* *	5	\$13,200			
Vinyl Tile	13%			2033	* *	3	\$36,600			
Vinyl Tile	13%	Now	\$617,100	2035	* *	3	\$27,500			
	Adhesion Failure, Extent : Moderate, Area Affected : 50% Location : 24th Floor									
	Broken/Missing Elements, Extent: Severe, Area Affected: 50% Location: 22, 23 And 24 Floors									
Under Construction	24%		na 24 Fioors							
Interior Walls	2470									
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	* *	3	Ψ13,700			
Marble Panels	3%			LIFE	* *					
Plaster	42%			LIFE	* *	5	\$33,000			
Plaster	10%		\$104,200	LIFE	* *	5	\$7,900			
1 145001	Broken/Missing Elements, Extent: Severe, Area Affected: 25%									
	Location: 22, 23 And 24 Floors									
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	cted : 50%					
	Cracking/Crumbling, Extent : Severe, Area Affected : 50% Location : 22, 23 And 24 Floors									
	Documon									

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

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

Asset #: 2056

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTileConcealSpLn	25%			2030	* *	5	\$176,100	
AcousTileSusp.Lay-In	32%			2030	* *	5	\$180,300	
Exposed Concrete	5%	Now	\$179,600	LIFE	* *	5	\$4,400	
	Location Cracking/o Location Exposed R	: Steam Ro Crumbling, : Basemen	Extent : Moderate t nt, Extent : Moder	, Area Aj	ffected : 15%			
Gypsum Board	5%			LIFE	* *	5	\$35,200	
Plaster	3%			LIFE	* *	5	\$10,600	
Plaster	10%	Now	\$293,100	LIFE	* *	5	\$35,200	
	Broken/Missing Elements, Extent: Severe, Area Affected: 50% Location: 22, 23, And 24 Floors Cracking/Crumbling, Extent: Severe, Area Affected: 15% Location: 22, 23 And 24 Floors							
Under Construction	20%	•						

Electrical	Current Repair	Future F	Replacement	Ma	aintenance				
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts									
Service Equipment									
Fused Disc Sw	20%	2045	* *	5	\$300				
	Other Observation, Extent: Mod	lerate, Area Affecte	ed : 100%						
	Location : Electrical Room								
	Explanation: 1-4000 Amps M	ain Disconnect Swi	itch						
Fused Disc Sw	40%	2025	\$83,300	5	\$600				
	Other Observation, Extent : Mod	lerate, Area Affecte	ed: 100%						
	Location : Electrical Room								
	Explanation: Two 4000 Amps	Main Disconnect S	Switch						
Fused Disc Sw	20%	2025	\$41,600	5	\$300				
	Other Observation, Extent : Mod	lerate, Area Affecte	ed : 100%						
	Location: Electrical Room								
	Explanation: One 2000 Amps	Main Disconnect S	'witch						
Fused Disc Sw	20%	2025	\$41,600	5	\$300				
	Other Observation, Extent: Mod	lerate, Area Affecte	ed : 100%						
	Location : Electrical Room								
	Explanation: One 1200 Amps	Main Disconnect S	'witch						
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				

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

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

Asset #: 2056

Electrical		Current Repair		Future Replacement		M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Jnder 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			
		-	ent : Moderate, Are	a Affecte	d: 100%				
	Location	ı : Through	out						
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	5%			2045	* *				
Drive									
Ground									
Grounding Devices									
Generic	50%			LIFE	* *	5	\$2,600		
Generic	50%			LIFE	* *	5	\$2,600		
ighting									
Interior Lighting									
Fluorescent	40%			2030	* *	10	\$131,500		
			Extent : Moderate, A	Area Affe	cted : 100%				
		_	out The Building						
	Explana	tion : T-8 I	amps						
Fluorescent	30%			2030	* *	10	\$98,600		
	Other Obs	servation, E	Extent : Moderate, 1	Area Affe	cted : 100%				
	Location	ı : Through	out						
	Explana	tion : T-12	Lamps						
Fluorescent	5%			2030	* *	10	\$16,400		
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	cted : 100%		•		
	Location	ı : Through	out						
	Explana	tion : Com	pact Lamps						
Incandescent	5%			2020	\$224,600	2	\$400		
Under Construction	20%				,	-	+		

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

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

Asset #: 2056

Electrical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of I Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	Cu	Current Repair		e Replacement	Maintenance		
System Component Type	, , , ,	Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Interruptible Gas/Dual Fuel	100%		2035	* *	1		
Conversion Equipment							
Steam Boiler	100%		2030	* *	1	\$355,000	
		tion, Extent : Light, Area usement Boiler Room : 4 Units	Affected	: 100%			
Distribution	-						
Steam Piping/Pump	100%		2025	\$2,480,400	4	\$17,700	
Terminal Devices							
Convector/Radiator	80%		2030	* *	1	\$92,600	
Fan Coil Unit/Heat	20%		2020	\$1,063,800	1	\$23,200	
Conditioning Energy Source	1000/		2033	* *	1		
Electricity	100%		2033	-11-	1		
Conversion Equipment Reciprocating Compr/Chiller	60%		2020	\$723,400	1	\$99,800	
	R-22 Refrigera	nt, Extent : Light, Area A	ffected :	60%			
	Location : Vo						
Reciprocating Compr/Chiller	40%		2033	* *	1	\$66,500	
•	R-134a Refrige Location : Vo	erant, Extent : Light, Ared urious Floors	a Affected	d : 40%			

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

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

Asset #: 2056

Mechanical	Current Repair			Futur	e Replacement	M		
System Component Type		il Date E Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Direct Expansion	60%			2020	\$661,400	1		
Direct Expansion	40%			2033	* *	1		
Heat Rejection								
Air Condenser Unit	10%			2030	* *	2	\$25,000	
Air Condenser Unit	10%			2020	\$71,000	2	\$25,000	
Water Cooling Tower		low	\$51,000	2023	\$509,800	2	\$144,300	
			ate, Area Affecte	d: 10%				
	Location : In		-					
			lerate, Area Affe	cted : 20	%			
	Location: R	90f						
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	1000/	T	Φ52.000	2025	* *			
Brass/Copper		low	\$53,000	2035	* *	1		
	Location : B		ere, Area Affecte	1:20%				
XX . XX	Location : B	asemeni						
Water Heater	1000/			2010	¢92.600	2	¢£ 200	
Gas Fired	100%			2018	\$82,600	2	\$5,200	
Sanitary Piping	1000/			LIDE	* *	1		
Cast Iron	100%			LIFE		1		
Storm Drain Piping Cast Iron	100% N	low	\$24,800	LIFE	* *	1		
Cast Holl			\$24,600 ere, Area Affecte			1		
	Location : B		те, Агей Ајјесте	i. 20/0				
Sump Pump(s)	Location . L	азетет						
Rigid Piping	100%			2025	\$11,000	4	\$1,600	
Backflow Preventer	10070			2023	ψ11,000		Ψ1,000	
Generic Generic	100%			2033	* *	1	\$22,000	
Fixtures	10070			2033		1	Ψ22,000	
Generic	100%							
Vertical Transport	10070							
Elevators								
Geared Traction	100%			LIFE	* *			
2-300 11000		ation, Ext	ent : Light, Area		: 100%			
			(3) L-22 (4) L-					
	Explanation							
Fire Suppression								
Standpipe								

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

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

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ire Suppression							
Sprinkler							
Under Construction	100%						
Fire Pump							
Generic	100%	2040	* *	1	\$67,000		
	Recent Installation, Extent: Light, A	Area Affected : 10	00%				
	Location : 24th Floor						
Chemical System							
Generic	100%	2020	\$25,900	1-3	\$50,600		
	Other Observation, Extent : Light, A	Area Affected : 10	00%				
	Location : 1st Floor Café						
	Explanation: 1 Set Unit						

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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

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



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

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

Asset #: 13693

rchitecture		Current Repair Future Replacement					Maintenance		
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Exterior Walls									
Masonry: Brick	Location Loose Uni Location Spalling, I Location Vegetation Location	: Through ts, Extent: : Window Extent: Mo : Through Growth, I : Through	Severe, Area Affec Arch, Canal Street derate, Area Affect out Extent : Moderate, .	ted : 3% Side ted : 5% Area Affa	ected : 5%	5	\$96,500		
	Location	: Through	out, Especially At (Ground 1	evel				
Masonry: Brownstone	2%			LIFE	* *	5	\$1,600		
Masonry: Fieldstone	2%			LIFE	* *	5	\$1,600		
Masonry: Limestone	4%			LIFE	* *	5	\$3,100		
Windows									
	Broken/Ma Location Dry Rot/D	ssing Elem : At Windo	nt : Moderate, Ared	re, Area	Affected : 30%	itioning (Units		
Parapets Metal Cornice	Location Deterioral Location Punct/Tea Location Other Obs	: Through red Finish, : Painted r/Impact D : Through ervation, E : Canal St	Extent : Severe, Ar Surfaces Peeling T amage, Extent : Se out xtent : Moderate, 2	ea Affect hrougho vere, Ard Area Affe	ed : 100% ut ea Affected : 5% ected : 5%				
Roof									
Copper/Terne Skylight, Metal/Glass		Now etration, E : Over Sta	\$25,400 Extent : Moderate, A ir To Attic	2052 2034 Area Affe	** ** cted : 5%	10	\$7,900		
Slate	Location Other Obs Location	: Through ervation, E : Throufgl	Extent : Light, Area	Affected	: 100%				

Interior

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

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

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

Asset #: 13693

rchitecture	Current Repair		Future Replacement		Maintenance			
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Floors								
Ceramic Tile	10%	Now	\$4,000	2027	\$80,800	5	\$1,900	
	Cracking/C	Crumbling,	Extent: Light, Are	ea Affecto	ed : 5%			
	Location	: Through	out					
Vinyl Tile	90%	Now	\$31,900	2024	\$318,900	3	\$13,000	
·		am Surface : Through	, Extent : Moderat out	e, Area A	Affected: 10%			
Interior Walls								
Gypsum Board	60%			LIFE	* *	5	\$43,600	
Masonry: Brick	10%	Now	\$51,200	LIFE	* *			
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30% Location : Throughout Basement							
			xtent : Moderate, A t Throughout	Area Affe	cted : 15%			
Plaster	30%			LIFE	* *	5	\$10,900	
	Water Penetration, Extent : Light, Area Affected : 5%							
	Location	: At Windo	ows					
Ceilings								
AcousTileConcealSpLn	30%	Now	\$5,100	2037	* *	5	\$7,200	
		ssing Elem : Through	ents, Extent : Ligh out	t, Area A	ffected : 10%			
Gypsum Board	70%			LIFE	* *	5	\$33,700	

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

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

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

Asset #: 13693

Electrical	Current Repair Future Replacement		Replacement	M		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	98%	2024	\$18,600	10	\$7,200	
	Other Observation, Extent : Mode	ed : 100%				
	Location: Throughout					
	Explanation: T-8 Lamps					
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 Repa	air	Future Replacement Mainten		Maintenance		
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2044	* *	5	\$2,500	
Conversion Equipment								
Steam Boiler	100%			2037	* *	1	\$7,900	
Distribution								
Steam Piping/Pump	100%			2044	* *	4	\$400	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	30%			2019	\$5,300	1		
No Component	70%							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2037	* *	1		
Water Heater								
Gas Fired	100%			2022	\$2,000	2	\$100	
HW Heat Exchanger								
Low Temp	100%			2044	* *	4	\$800	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Not Accessible	100%							

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

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

Mechanical	Current Repair	Future Re	eplacement	Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Lig	ht, Area Affected : 10	00%			
	Location: B, 1, 2					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Not Accessible	100%					
Sprinkler						
Not Accessible	100%					
Fire Pump						
Not Accessible	100%					
Chemical System						
Not Accessible	100%					

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Print Date: 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



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

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

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

Asset #: 2054

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	2%			2060	* *	10	\$5,200	
Masonry: Brick	78%			LIFE	* *	5	\$86,100	
Masonry: Brick	3%		\$19,800	LIFE	* *	5	\$3,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		ı : Chimney						
	-		derate, Area Affect	ed : 25%	ó			
	Location	ı : Chimney	,					
Masonry: Granite	3%			LIFE	* *	5	\$2,500	
Masonry: Limestone	5%			LIFE	* *	5	\$4,100	
Masonry: Limestone	2%			LIFE	* *	5	\$1,700	
Metal Panel	2%			2035	* *	5-10	\$15,200	
Stucco Cement	5%			2030	* *	5	\$13,800	
Windows								
Aluminum	75%			2041	* *	5	\$21,700	
Steel	25%			2033	* *	5	\$90,300	
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$2,800	LIFE	* *	5	\$1,700	
			d, Extent : Moderat		Affected : 15%		, ,	
	Location	ı : Coping						
Copper/Terne	10%			2060	* *	5	\$2,200	
Masonry: Brick	33%			LIFE	* *	5	\$1,500	
Masonry: Brick	50%	Now	\$25,700	LIFE	* *	5	\$2,200	
·		Extent : Mo 1 : Interior	derate, Area Affect Face	ed : 25%	ó			
			Tace Extent : Moderate, A	raa Affa	natad · 50%			
		servation, E 1 : Interior		теа Ајје	жией . 50%			
		tion : Maso	nry Coated					
Pre-Cast Concrete	2%			LIFE	* *	5	\$600	
Roof					_			
Modified Bitumen	98%			2030	**	10	\$13,500	
	_		Extent : Moderate, A	Area Affe	ected : 15%			
		ı : Roof Ov	er 9th Floor					
Skylight, Metal/Glass	2%			2045	* *	10	\$900	

Interior

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

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

Asset #: 2054

rchitecture		Current I	Repair	Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors								
Carpet	Location Worn/Ero	n : Through ded, Extent	\$223,400 Extent: Moderate out 2nd Through 6 : Moderate, Area out 2nd Through 6	th Floors Affected	s : 50%	3	\$26,500	
Carpet	40%	i. Inrough	our zha Through o	2024	\$446,800	3	\$70,600	
Carpet Ceramic Tile	40% 5%			2024	\$ 44 0,600 * *	5	\$4,400	
Mosaic Tile	3%			2034	* *	5	\$6,600	
Terrazzo	2%			LIFE	* *	5	\$1,400	
Vinyl Tile	30%	Now	\$223,200	2035	* *	3	\$9,900	
	Location Other Obs Location	i : Through		h Floors				
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	Ma	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2045	* *	5	\$300	
	Other Observation, Extent: Modes	rate, Area Affect	ted : 100%			
	Location : Electrical Room					
	Explanation : 1- 2500 Amps Mai	n Disconnect Sw	vitch			
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	

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

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

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

Asset #: 2054

Electrical	Current Repair	Future Re	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti	imated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Jnder 600 Volts							
Wiring							
Braided Cloth	70% 2-4 \$81	,700 2050	* *	1			
	Insulation Aged, Extent: Modera	ate, Area Affected : 1	00%				
	Location: Throughout The Bui	lding					
Thermoplastic	30%	2045	* *	1			
Motor Controllers							
Locally Mounted	80%	2023	\$23,400	5	\$300		
Locally Mounted	20%	2038	* *	5	\$100		
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$900		
Lighting							
Interior Lighting							
Fluorescent	70%	2020	\$305,200	10	\$37,900		
	Other Observation, Extent : Mod	lerate, Area Affected	: 100%				
	Location: Upper Floors						
	Explanation: T-12 Lamps						
Fluorescent	30%	2030	* *	10	\$16,200		
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Basement, 2nd Floor And 3rd Floor						
	Explanation: T-8 Lamps						
Egress Lighting							
Emergency, Battery	50%	2030	* *	10	\$7,100		
Exit, Service	50%	2030	* *	1			
Exterior Lighting							
HID	100%	2025	\$220,800	10	\$200		
Alarm							
Security System							
No Component	50%						
Generic	50%	2020	\$88,400	1	\$11,000		
Fire/Smoke Detection							
No Component	60%						
Generic, Analog	40%	2020	\$242,200	1-3	\$14,500		

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2035	* *	1		
Conversion Equipment						
Steam Boiler	100%	2030	* *	1	\$58,400	
	Other Observation, Extent : Light, Area	a Affected : 100	0%			
	Location: Basement					
	Explanation: 3 Units					

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

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

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

Asset #: 2054

Mechanical	Cı	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type	, , , ,	l Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution							
Steam Piping/Pump	100%		2025	\$408,200	4	\$2,900	
Terminal Devices							
Convector/Radiator	100%		2023	\$552,200	1	\$19,100	
Air Conditioning							
Energy Source	1000/		2022	* *	1		
Electricity	100%		2033	* *	1		
Conversion Equipment Window/Wall Unit	C00/		2020	¢72 100	1		
	60%		2020	\$72,100	1		
No Component	40%						
Ventilation Distribution							
Distribution Ductwork/Diffusers	20%		LIFE	* *	2-5	\$6,600	
No Component	80%		LIFE		2-3	\$0,000	
Exhaust Fans	8070						
Interior	20%		2020	\$12,900	2	\$400	
No Component	80%		2020	\$12,900	2	Φ400	
Plumbing	8070						
H/C Water Piping							
Brass/Copper	100%	0-2 \$3,500	2035	* *	1		
Brasis, copper		ent : Moderate, Area Affe		Ó	1		
		Vater Main, Basement					
Water Heater							
Gas Fired	100%		2020	\$13,600	2	\$900	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Rigid Piping	100%		2020	\$11,000	4	\$1,600	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
		ation, Extent : Light, Area	Affected	: 100%			
		1) B-9 (2) 1-8					
	Explanation	: 3 Units					
Fire Suppression							
Standpipe	1000/		2025	\$200.600	1.7	#20.000	
Generic	100%		2025	\$208,600	1-5	\$29,800	

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

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

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



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

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

rchitecture	Current Repair		Futur	Future Replacement		Maintenance		
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	\$123,000	
Masonry: Brick	50%		\$521,400	LIFE	* *	5	\$52,500	
			l, Extent : Moderai	te, Area A	Affected : 20%			
		ı : North Fa						
			xtent : Moderate, A	Area Affe	cted : 20%			
	Location	ı : North Fa	icade, Foundation					
Masonry: Brick	15%	Now	\$102,900	LIFE	* *	5	\$15,700	
			l, Extent : Severe, A	Area Affe	ected : 100%			
		ı : Chimney						
	Spalling, I	Extent : Sev	ere, Area Affected	: 25%				
	Location	ı : Chimney						
	Worn/Ero	ded, Extent	: Severe, Area Affa	ected : 25	5%			
	Location	ı : Chimney						
Masonry: Brownstone	10%	Now	\$215,600	LIFE	* *	5	\$7,900	
	Jnt Morta	r Miss/Erod	l, Extent : Moderai	te, Area A	Affected : 25%			
	Location	ı : North Fa	ıcade					
	Staining/L	Discoloring,	Extent: Severe, A	rea Affec	cted : 20%			
	Location	ı : North Fa	ıcade					
			xtent : Severe, Are	55				
	Location	ı : North Fa	acade, Tower, Over	r Main E	ntrace Arch			
Masonry: Granite	10%	Now	\$274,300	LIFE	* *	5	\$7,900	
•	Jnt Morta	r Miss/Eroc	l, Extent : Moderai	te, Area A	Affected : 30%			
	Location	ı : North Fa	ıcade					
	Water Per	netration, E	xtent : Moderate, A	Area Affe	cted : 15%			
	Location	ı : Lobby						
Windows								
Wood	50%	Now	\$33,800	2034	* *	5	\$20,700	1
	Deteriora	ted Finish,	Extent : Moderate,	Area Afj	fected : 25%			
	Location	ı : Through	out					
	Dry Rot/L	Pecay, Exte	ıt : Severe, Area Aj	ffected : 4	40%			
	Location	ı : Auditorii	um At Arch Windo	ws				
Wood	50%			2042	* *	5	\$41,500	
Parapets								_
Copper/Terne	10%			2046	* *	5	\$500	
Masonry: Brownstone	90%			LIFE	* *	5	\$2,400	

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

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

Asset #: 4167

Architecture	Current	Repair	Future Replacement		M	Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof	650/ N	фод 200	2016	* *			
Clay Tile	65% Now Broken/Missing Eler Location : Througl Gut/DS Non Func/M Location : East Fa	out iss, Extent : Severe,		ea Affected : 10%			
Modified Bitumen	30%		2031	* *	10	\$9,500	
Modified Bitumen	5% Now Drains Inad/Misposo Location: Roof Ad Ponding, Extent: Se Location: Roof Ad Other Observation, I Location: Roof Ad Explanation: Defle	ijacent To Bulkhead vere, Area Affected ijacent To Bulkhead Extent : Severe, Are jacent To Bulkhead	, And Ov : 75% And Ove a Affecte	er Main Entrance er Main Entrance			1
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	
	Broken/Missing Elen Location : Old Car Worn/Eroded, Exten Location : Old Car	nents, Extent : Seve etakers Apt. t : Severe, Area Affe					
Interior Walls	Boetilon : Ola Car	ciakers ripi.					
Ceramic Tile	5%		2035	* *	5	\$6,100	
Gypsum Board	15%		LIFE	* *	5	\$10,900	
Masonry: Brick	10% Now	\$102,400	LIFE	* *	3	Ψ10,200	
	Jnt Mortar Miss/Ero Location: Baseme Spalling, Extent: Mo Location: Baseme	d, Extent : Moderat nt oderate, Area Affect	e, Area A				
Plaster	20% Now	\$63,200	LIFE	* *	5	\$7,300	
1 1450-1	Broken/Missing Eler Location : Old Car Cracking/Crumbling Location : Old Car	nents, Extent : Seve etakers Apt. And M , Extent : Severe, A	re, Area ain Stair rea Affeo	eted : 25%	3	ψ1,500	
Plaster	35%		LIFE	* *	5	\$12,700	
Wood	15%		LIFE	* *	5	\$72,700	
11000	13/0		L11 L			Ψ12,100	

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

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

Asset #: 4167

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%			2039	* *	5	\$9,600	
Gypsum Board	10%			LIFE	* *	5	\$4,800	
Plaster	25%	Now	\$68,400	LIFE	* *	5	\$6,000	
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	cted : 50%			
	Location	: Old Car	etakers Apt.					
	Worn/Eroc	ded, Extent	: Severe, Area Affe	ected : 50	0%			
	Location	: Old Car	etakers Apt.					
Plaster	15%			LIFE	* *	5	\$3,600	
Plaster	25%			LIFE	* *	5	\$6,000	

Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2036	* *	5	\$100	
		ervation, Extent : Moderate,	Area Affe	ected : 100%			
	Location	: Basement					
	Explanat	ion : Mian Service Switch Ro	ited @ 80	00 Amperes.			
Switchgear / Switchboard							
Fused Disc Sw	100%		2036	* *	5	\$100	
Raceway							
Conduit	100%		2036	* *	1		
Panelboards							
Molded Case Bkrs	100%		2034	* *	5	\$700	
	Other Obse	ervation, Extent : Moderate,	Area Affe	ected : 100%			
	Location	: Corridors					
	Explanat Purposes	ion : Existing Non Functiona	l Knife S	witch Panels Retair	ned For I	Historical	
Wiring							
Thermoplastic	100%		2036	* *	1		
Motor Controllers							
Locally Mounted	60%		2031	* *	5	\$100	
Locally Mounted	40%		2024	\$24,300	5	\$100	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$400	
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location	: Basement					
	Explanat	ion : Connected To Metal W	ater Pipe				

Lighting

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

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

Electrical	Current Rep	air Fut	Future Replacement Maintenance				
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	80%	203		10	\$18,900		
	Other Observation, Exten		fected : 100%				
	Location: Throughout						
	Explanation: T-12 Lan	nps					
Fluorescent	15%	203	* *	10	\$3,500		
	Other Observation, Exten	nt : Moderate, Area Aj	fected : 100%				
	Location: 3rd Floor						
	Explanation: T-8 Lam	DS .					
Fluorescent	3%	2026	\$13,700	10	\$700		
	Compact Fluorescent Lig Location : Hallways	ght, Extent : Moderate		0%	·		
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%	204	* *	1			
Exterior Lighting							
HID	20%	2026	\$21,000	10			
No Component	80%						
Alarm							
Security System							
No Component	70%						
Generic	30%	2026	\$25,300	1	\$2,900		
	Other Observation, Exten	nt : Moderate, Area Aj	fected : 100%				
	Location : Hallways And Outside						
	Explanation: Cctv Sur	veillance Cameras					
Fire/Smoke Detection							
Generic, Digital	100%	2026	\$288,400	1-3	\$15,800		
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Throughout The Building						
	Explanation : Smoke D	etector, Manual Pull S	Stations, Horns, Alai	rm Bells A	And Strobe Lights		

Mechanical	Curre	nt Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	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		

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

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

Asset #: 4167

Mechanical	Current	Repair	Future R	eplacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating Conversion Equipment Steam Boiler	60% Now Not Energy Efficient, Location : Basemen		2031 , Area Affec	* * ted : 60%	1	\$13,700	
	Other Observation, E Location : Basemen Explanation : 4 Uni Recommended.	nt its. Outdated Heati	ng System Ir	n The Building,			
Steam Boiler	40% Now Not Energy Efficient, Location: Basemen Other Observation, E Location: Basemen	ut Extent : Severe, Are ut	a Affected :	40%	1	\$9,200	
	Explanation: 1 Uni Recommended.	t. 4 Units. Outdate	d Heating S	ystem In The Bi	iilding, S	ystem Upgrade Is	
Distribution Steam Piping/Pump	100% Now Other Observation, E Location : Through		2036 a Affected :	**	4	\$1,300	
	Explanation : Outd		m In The Bu	ilding, System U	Upgrade	Is Recommended.	
Terminal Devices Convector/Radiator	95% Now Other Observation, E Location : 2nd And			**	1	\$7,100	
	Explanation : Lack	Of Heating Device	s In 2nd And	d 3rd Fl. Court	Rooms		
Unit Heater-Stm/HW	5%		2021	\$9,000	4	\$100	
r Conditioning Energy Source	1000/		2024	* *	1		
Electricity Conversion Equipment	100%		2034		1		
Conversion Equipment Interior Pkg Unit - Cooling	5%		2024	\$17,900	2	\$100	
Window/Wall Unit No Component	70% 25%		2019	\$40,100	1		
Terminal Devices Fan Coil - Cooling	5%		2026	\$8,000	1	\$400	
No Component	95%			+ 0,000	_	7	
Heat Rejection							
Remote Air Cond No Component	5% 95%		2026	\$6,200	2	\$900	
umbing							
H/C Water Piping Brass/Copper	100%		2036	* *	1		
Water Heater							
Gas Fired	100% Now On Extended Life, Ex Location: Boiler R		2026 Affected : 1	\$6,500 00%	2	\$300	

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

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

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted 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	* *			
	Other Observation, Extent : I	Light, Area Affected	: 100%			
	Location: B-4					
	Explanation: 1 Unit					

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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

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



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

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

Asset #: 2050

rchitecture	Current	t Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Bronze/Brass	1%		LIFE	* *	10	\$33,300	
Masonry: Brick	10% 0-2	\$127,400	LIFE	* *	5	\$21,300	
		, Extent : Moderate, r Courtyard @ 3rd I			hrougho	ut	
Masonry: Granite	69% 4+ Staining/Discolorin Location : Throug	\$344,500 g, Extent : Light, Ar hout	LIFE ea Affecto	* * ed : 20%	5	\$110,200	
Masonry: Granite	20%		LIFE	* *	5	\$63,900	
Windows						. , , , , , , , , , , , , , , , , , , ,	
Aluminum	95% Now Ctrwt/Balnc Not Fu	\$1,023,800 enct, Extent : Modera	2043 ate, Area	* * Affected : 20%	5	\$123,300	
	Location : Street I	Extent : Light, Area		: 10%			
Bronze/Brass	3%	iective Meiai Gritie.	2035	* *	5	\$48,700	
Metal Louvers	2%		2035	* *	10	\$32,400	
Parapets	270		2030		10	Ψ32,400	
Masonry: Brick	Location: Interio	\$65,900 od, Extent : Modera r Face nt : Light, Area Affe			5	\$5,800	
	Location : Interio	r Face					
	Location : Interio	=	Area Affe	cted : 35%			
	Explanation: Rep	ointing Failure					
Masonry: Granite	60%		LIFE	* *	5-10	\$191,000	
Masonry: Granite	15%		LIFE	* *	5-10	\$47,700	
Roof	5 0/		2055	* *	10	¢10.000	
Copper/Terne	5%	Φ1 Ε 000	2055		10	\$12,200	
Modified Bitumen	28% Now Debris Present, Ext Location: Courty	\$15,800 ent : Moderate, Ared ard Area	2027 a Affected	\$157,800 l: 20%			
	Miss/Damaged Flas	shings, Extent : Mod In Courtyard Area	lerate, Ar	ea Affected : 25%			
Modified Bitumen		\$36,600 Extent : Moderate, A Vest Corner, Upper		* * cted : 15%			
Clarificate Matal/Clari		, csi comer, opper		\$205 000	10	Φ.C. Ε ΩΩ	
Skylight, Metal/Glass	2%		2027	\$285,900	10	\$6,500	

Interior

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

Asset #: 2050

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	25%			2020	\$1,966,100	3	\$310,900	
Ceramic Tile	5%			2030	* *	5	\$31,100	
Marble Panels	10%		\$446,400	LIFE	* *	5	\$46,600	
			Extent : Moderate Ninth Floor	, Area Aj	ffected : 25%			
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	

lectrical	Current Repair	Future	Replacement	М	aintenance			
rstem Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2053	* *	5	\$1,800			
	Other Observation, Extent : Li	ght, Area Affected :	100%					
	Location : Electrical Room							
	Explanation : 2- Main Servic	e Disconnect Switc	hes Rated @ 400	0 Amper	es Each.			
Transformers								
Dry Type	100%	2044	* *	5	\$1,500			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Electrical Room							
	Explanation: 2-1500kva, 48	0/208/120volts						
Switchgear / Switchboard								
Molded Case Bkrs	100%	2053	* *	5	\$10,900			

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

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

Asset #: 2050

Electrical	Current Repair	Future Re	Future Replacement		Maintenance	
System	% of Fail Date Estim	ated Cost Year Est	imated Cost	Cycle	Estimated Cost	Priority
Component	Total (Years)	FY		(Yrs)		
Type						
Under 600 Volts						
Raceway Conduit	90%	2053	* *	1		
Conduit	10%	2033	* *	1 1		
Panelboards	10%	2037		1		
Fused Disc Sw	5%	2049	* *	5	\$500	
Molded Case Bkrs	95%	2049	* *	5	\$10,400	
Wiring	7370	2047			ψ10, 1 00	
Thermoplastic	90%	2053	* *	1		
Thermoplastic	10%	2037	* *	1		
Motor Controllers	1070	2037		-		
Locally Mounted	20%	2025	\$5,800	5	\$600	
Variable Frequency	80%	2044	**	5	Ψ000	
Drive	~ ~ · v					
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$12,200	
Stand-by Power						
Transfer Switches						
Automatic	100%	2044	* *	1	\$127,800	
Generators						
Diesel	100%	2040	* *	1	\$160,900	
	Other Observation, Extent:	Light, Area Affected : 10	0%			
	Location : Roof					
	Explanation: 2- 1500kw E	mergency Generators				
Batteries	4000		* • • • • • • • • • • • • • • • • • • •	_	* • • • • • • • • • • • • • • • • • • •	
Lead/Acid	100%	2022	\$1,500	5	\$15,400	
Fuel Storage	7 00/	20.40	de de	_	ф 2 0. 7 00	
Day Tank	50%	2049	**	5	\$38,500	
	Other Observation, Extent:	Light, Area Affected : 100	0%			
	Location: Roof	N L D C	•.			
3.6 · m · 1	Explanation : No Available				φ.c. 1.0.0	
Main Tank	50%	2062	**	5	\$6,100	
	Other Observation, Extent:	Light, Area Affected : 100	0%			
	Location: Basement	D 1 C				
t atata	Explanation: 14,000 Gallo	ons Ratea Capacity				
Lighting Interior Lighting						
Interior Lighting Fluorescent	10%	2035	* *	10	\$38,100	
Puorescent	Compact Fluorescent Light,		cted : 100%	10	\$30,100	
	Location: Hallways	Емені . Еідні, птей пујес	ией . 100/0			
El.,		2025	* *	10	\$2 3 2.000	
Fluorescent	85% T-8 Lamps And Fixtures, Ext	2035		10	\$323,900	
	Location : Throughout The		i. 10070			
T1			ala -it-	10	# 40.400	
Fluorescent	5%	2035	**	10	\$19,100	
	T-5 Lamps And Fixtures, Ext	-	a: 100%			
	Location: Offices At 10th	rioor				

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

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

Asset #: 2050

Electrical	Current Repair	Future Re	eplacement	M	aintenance		
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Egress Lighting							
Emergency, Service	50%	2035	* *	1			
Exit, LED	50%	2062	* *	1			
Alarm							
Security System							
No Component	70%						
Generic	30%	2035	* *	1	\$46,500		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Hallways And	Other Public Spaces					
	Explanation: CCTV Surv	eillance Cameras					
Fire/Smoke Detection							
Generic, Digital	100%	2035	* *	1-3	\$256,000		
_	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Throughout Th	e Building					
	Explanation : Strobe Ligh	nts, Alarm Bells,Horns, Sn	noke Detectors	And Ma	nual Pull Stations		

Mechanical		Current Repair		Future	e Replacem	ent	Ma	aintenance	
System Component Type	% of Total	Fail Date Estin (Years)	nated Cost	Year FY	Estimated	Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source									
Utility Steam	100%			2037		* *	1		
		ervation, Extent :	0 .	Affected	: 100%				
	Location	: Basement Stear	n Room						
	Explanat	ion : Steam From	Con Edison						
Conversion Equipment									
Pres. Reducing Valve/LP	100%			2036		* *	5	\$24,700	
Steam									
Distribution									
Steam Piping/Pump	100%			2027	\$2,874	,100	4	\$30,700	
		ed Life, Extent : N	Aoderate, Ar	ea Affeci	ted : 100%				
	Location	: Throughout							
		tallation, Extent :	Light, Area	Affected	: 100%				
	Location	: Throughout							
Terminal Devices									
Convector/Radiator	100%			2025	\$3,888	,100	1	\$134,200	
	On Extend	ed Life, Extent : N	Aoderate, Ar	ea Affeci	ted : 100%				
	Location	: Throughout							
	Recent Ins	tallation, Extent :	Light, Area	Affected	: 100%				
	Location	: Throughout, Ne	ewly Installed	l Steam '	Traps And D	anfos.	s Valves		
Air Conditioning									
Energy Source									
Electricity	100%			2035		* *	1		

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

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

Asset #: 2050

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning Conversion Equipment Interior Pkg Unit - Cooling	5%		2031	* *	2	\$1,300		
	R-134a Refrigera Location : 5th F	nt, Extent : Light, Area	a Affectea	!: 100%				
		on, Extent : Light, Area	Affected	: 100%				
Reciprocating	5%	1001	2032	* *	1	\$9,600		
Compr/Chiller	370		2032		1	Ψ,000		
Split Unit	15%		2032	**				
Window/Wall Unit	75%		2022	\$634,700	1			
Terminal Devices Fan Coil - Cooling	20%		2032	* *	1	\$26,800		
No Component	80%		2032		1	\$20,800		
Ventilation	0070							
Distribution								
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$73,400		
No Component	80%							
Exhaust Fans								
Roof	10%		2027	\$32,700	2	\$1,300		
No Component	Location: Thro	_	Affected	: 0%				
	Explanation : N	atural Ventilation						
Plumbing H/C Water Piping								
Brass/Copper	10%		2037	* *	1			
Galv Iron/Steel	90%		2025	\$1,106,400	1			
	On Extended Life Location : Thro	, Extent : Moderate, Ai ughout	rea Affect	ted : 100%				
HW Heat Exchanger	1000/		2025	* *				
HTHW/HW	100%		2037	* *				
Sanitary Piping Cast Iron	100%		LIFE	* *	1			
Cast Holl		, Extent : Moderate, Ai ughout		ted : 100%	1			
Storm Drain Piping		_ 						
Cast Iron	100% On Extended Life Location : Thro	, Extent : Moderate, Ai	LIFE rea Affect	* * ted : 100%	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%		2027	\$39,900	1	\$25,400		
Contrie	100/0		2021	Ψ37,700	-	Ψ23,100		

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

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

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

Mechanical	Current Repai	r Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : B-10					
	Explanation: 10 Units					
Fire Suppression						
Standpipe						
Generic	100%	2037	* *	1-5	\$209,400	
Sprinkler						
No Component	25%					
Generic	75%	2047	* *	1-2	\$87,300	

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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



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

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

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls Cast in Place Concrete	10% Recent Repair Evident, Location: Throughout		LIFE rea Affec	* * ted : 66%	5	\$21,100	
Masonry: Brick	75% Cracking/Crumbling, Extended to Cracking Crumbling, Extended to Control of Control	xtent : Light, Are	LIFE a Affecte	* * ed : 10%	5	\$31,700	
Masonry: Limestone	5%		LIFE	* *	5	\$1,600	
Metal Coiling Doors	10% 2-4 Broken/Missing Elemen Location: Throughout	_	2029	* * ffected : 10%	5	\$6,600	
Windows							
Aluminum	100% Recent Replace Evident, Location : Throughout		2049 Area Affe	* * ected : 100%	5	\$12,300	
Parapets							
Cast Stone/Terra Cotta Masonry: Brick	10% 90%		LIFE LIFE	* *	5 5	\$11,000 \$12,800	
Roof Built-Up (BUR)	100% Recent Replace Evident, Location : Throughout		2034 Area Affe	* * ected : 100%	10	\$102,200	
nterior							
Floors Cast in Place Concrete	15% Now Cracking/Crumbling, Ex Location: Loading De			* * ted : 25%	5	\$42,000	
Ceramic Tile	5% 2-4 Cracking/Crumbling, Ex	_	2027 a Affecte	\$122,800 ed: 20%	5	\$3,200	
Panel/Paver: Cer/Brk	25% 2-4 Cracking/Crumbling, Extended to Control of the Control of		2040 a Affecte	* * d : 10%	5	\$36,000	
Vinyl Tile	10% Now Broken/Missing Elemen Location : Throughout		2029 erate, Arc	* * ea Affected : 25%	3	\$4,800	
Vinyl Tile	10% 4+ Cracking/Crumbling, Extended to Control of the Control of t		2034 rea Affec	* * ted : 40%	3	\$4,800	
Wood	35%		2039	* *	5	\$83,900	

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

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

Asset #: 2037

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

lectrical	Current Repair		Future Replacement		Maintenance				
estem Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
der 600 Volts									
Service Equipment									
Molded Case Bkrs	100%	2044	* *	5	\$2,300				
	Other Observation, Exten	t : Moderate, Area Affe	ected : 100%						
	Location : Electrical Room								
	Explanation: One 2000	Amps Main Disconnec	et Switch						
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				
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location: Basement, 1s	t Floor							
Molded Case Bkrs	5%	2023	\$1,500	5	\$100				
Wiring			, ,						
Braided Cloth	10% 2-4	\$2.000 2049	* *	1					
Braided Clour	Insulation Aged, Extent: Moderate, Area Affected: 100%								
	Location : Basement	, 33							
Thermoplastic	90%	2044	* *	1					
Motor Controllers									
Locally Mounted	50%	2022	\$32,100	5	\$300				
Locally Mounted	50%	2037	* *	5	\$300				

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

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

Asset #: 2037

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,300	
Lighting						
Interior Lighting						
Fluorescent	100%	2029	* *	10	\$78,400	
	Other Observation, Extent : Me	oderate, Area Affect	ed : 100%			
	Location : Throughout The B	uilding				
	Explanation: Using T-8 Lam	ps				
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 Re	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating									
Energy Source									
Fuel Oil No 2	100% Now	\$10,400	2044	* *	5	\$13,200			
	Leak Evident, Extent : .	Moderate, Area A	ffected :	5%					
	Location : Oil Supply	System							
Conversion Equipment									
Steam Boiler	100% Now	\$8,200	2037	* *	1	\$76,100			
	Malfunctioning, Extent: Moderate, Area Affected: 5%								
	Location: Control System								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location: Basement								
	Explanation : 2 Boile	rs							
Distribution	-								
Steam Piping/Pump	100%		2034	* *	4	\$6,300			
Terminal Devices									
Air Handler	20%		2024	\$91,300	1	\$10,600			
Convector/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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$47,600	
Exhaust Fans	1.007			2024	Φ0.400	2	Φ200	
Interior	10%			2024	\$9,400	2	\$300	
Roof	90%	mation E	utant i Liaht Anaa	2034		2	\$2,400	
	Location:		xtent : Light, Area	Ајјестеа	: 100%			
			Eans Still To Ra Ca	nnactad	To The Controller,	a		
Plumbing	Ехрининс	m. rew i	ans siii 10 de Co	тпестеи	10 The Controller	S		
H/C Water Piping								
Galv Iron/Steel	100%			2029	* *	1		
Water Heater	10070							
Gas Fired	100%	0-2	\$19,700	2024	\$19,700	2	\$1,000	
	On Extended		tent : Moderate, Ai	ea Affec			, ,	
		-	t Boiler Room	55				
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	
	-	_	ıt : Moderate, Ared	a Affecte	d : 100%			
	Location :	Basemen	t					
Backflow Preventer								
Generic	100%			2024	\$8,200	1	\$5,200	
Fixtures	1000/							
Generic	100%							
Vertical Transport								
Elevators	1.000/			LIDD	* *			
Geared Traction	100% Other Obser	vation F	rtent · Light Area	LIFE				
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement: First Floor							
	Explanation .							
Fire Suppression	Елринин	One C	, , , , , , , , , , , , , , , , , , , ,					
Standpipe								
Generic	100%			2044	* *	1-5	\$43,100	

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

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Page: 181

Print Date: 16-Sep-2016 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

Asset Name : KINGS SUPREME CIVIL COURT OFFICE BUILDING

Address : 345 ADAMS STREET BTWN: WILLOUGHBY ST - JOHNSON ST

Borough : BROOKLYN Agency's Number : 312-326

Program / Asset # : DGS0034.000 / 2043 Yr Built/Renovated : 1919 / 2002

Area Sq Ft : 320,000 Project Type : REAL PROPERTY

Date of Survey : 09-Jul-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,12

Block : 140 Lot : 123 BIN : 3000263

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,355,100	\$590,600
Interior Architecture	\$3,060,500	\$28,017,600
Electrical	\$289,600	\$2,963,700
Mechanical	\$2,061,300	\$2,561,400
Total	\$6,766,500	\$34,133,300
Importance Code A	\$1,355,100	\$642,700
Importance Code B	\$5,308,500	\$33,453,200
Importance Code C	\$102,900	\$37,400
Total	\$6,766,500	\$34,133,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$19,300	\$8,800		\$30,600
Interior Architecture	\$1,123,400	\$217,500		\$723,300
Electrical	\$38,200	\$39,700	\$40,700	\$26,000
Mechanical	\$111,000	\$170,900	\$146,900	\$165,000
Elevators/Escalators	\$106,600	\$106,600	\$106,600	\$106,600
Total	\$1,398,600	\$543,600	\$294,100	\$1,051,400
Importance Code A	\$51,000	\$40,500	\$31,700	\$62,400
Importance Code B	\$1,324,700	\$503,100	\$262,400	\$989,000
Importance Code C	\$22,800			
Total	\$1,398,600	\$543,600	\$294,100	\$1,051,400



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

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

Asset #: 2043

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls						_	****	
Cast Stone/Terra Cotta	5%	3.7	Φ41 2 2 00	LIFE	* *	5	\$138,100	
Masonry: Brick		netration, E	\$412,200 Extent : Moderate, A Vindows, Througho			5	\$275,700	
Masonry: Limestone		0-2 r Miss/Eroo i : Through	\$212,400 d, Extent : Light, A out	LIFE rea Affec	* * ted : 10%	5	\$26,500	
Metal Panel	2%			2046	* *	5-10	\$48,600	
Granite Panels	Location Misaligne Location	n : Building d/Bulging, n : Building	\$37,200 Moderate, Area A Base On West Fac Extent: Moderate, Base On West Fac	cade , Area Afj cade	fected : 10%	5	\$5,300	
	_	Deteriorate 1 : West Fa	ed, Extent : Modera	ate, Area	Affected: 20%			
Stucco Cement	2%	i. wesi ru	сиие	2039	* *	5	\$17,700	
Window Wall	2% 1%			2039	* *	5	\$17,700	
Windows	1 /0			2040			Ψ13,300	
Aluminum			\$535,600 ct, Extent : Light, A out	2042 Area Affe	* * cted : 30%	5	\$32,200	
Steel	10%	Now	\$74,200	2034	* *	5	\$44,800	
	Location Water Per	ı : Penthou	Extent : Moderate, A					
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	* *			
соррен тене	Corrosion		Extent : Light, Area		: 20%			
Modified Bitumen	Location	Extent : Mod n : Through	\$19,300 derate, Area Affect out : Moderate, Area					
ntorior		aea, Extent 1 : Through		11,1,100,100	. 100/0			

Interior

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

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Asset #: 2043

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	20%	0-2	\$1,100,600	2022	\$11,006,000	3	\$1,305,200	
		_	amage, Extent : Li	ght, Area	Affected: 10%			
		: Through	out 					
Carpet	10%			2025	\$5,503,000 * *	3	\$652,600	
Cast in Place Concrete Ceramic Tile	10%	N	\$250,700	LIFE	**	5	\$951,700	
Ceramic Tile	3%	Now Crumbling	\$250,700 Extent : Light, Are	2029		5	\$65,300	
	_	: Through	_	ги Ајјеси	ea . 1070			
Marble Panels	2%	. Imough		LIFE	* *	5	\$65,300	
Terrazzo	2% 2%			LIFE	* *	5 5	\$68,000	
Terrazzo		l Cracks F	Extent : Light, Area			3	\$00,000	
		: Entrance	- C	Пуссиси	. 1070			
Vinyl Tile	43%	0-2	\$788,100	2026	\$15,762,200	3	\$701,500	
villyl The			Extent : Light, Are			3	Ψ701,300	
	_	: Through	_	2011299001				
Vinyl Tile	10%		\$733,100	2031	* *	3	\$163,100	
v myr rne			tent : Severe, Area		: 100%	3	Ψ103,100	
			nt And 8th Floor	33				
	Broken/Mi	issing Elen	ients, Extent : Seve	re, Area	Affected : 60%			
	Location	: Basemer	nt And 8th Floor					
Interior Walls								
Cast in Place Concrete	10%	Now	\$102,900	LIFE	* *			
	_	_	Extent : Moderate	, Area A	ffected : 20%			
			In Basement					
			, Extent : Moderate		ffected : 20%			
			al Room, Basement		1 2007			
			Extent : Moderate, A		cted : 20%			
		: Electrica	al Room, Basement					
Glass: Single Pane	5%			LIFE	* *	5	\$6,200	
Gypsum Board	38%			LIFE	* *	5	\$37,400	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	2% 35%	Now	\$22.800	LIFE LIFE	* *	5	¢17.200	
Plaster			\$22,800 Extent : Severe, A			5	\$17,200	
	_	_	r, Various Offices (
			nt, Extent : Light, A					
	-	ı : 8th Floo	_					

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

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

Asset #: 2043

Architecture	Current Re	pair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileConcealSpLn	25% Now Misaligned/Bulging, Ex Location: Various Staining/Discoloring, E Location: Throughou	Extent : Severe, A			5	\$679,800	
A coueTileCuen I ev In	35% Now	\$610,300	2031	* *	5	\$761,400	
AcousTileSusp.Lay-In	Broken/Missing Elemen Location: Various Th	its, Extent : Mod		ea Affected : 20%	3	\$701,400	
AcousTileSusp.Lay-In	8% Now Broken/Missing Elemen Location: 8th Floor			,	5	\$174,000	
	Misaligned/Bulging, Ex Location: 8th Floor	ctent : Severe, Ar	ea Affecte	ed : 100%			
	Staining/Discoloring, E Location: 8th Floor	Extent : Severe, A	rea Affec	ted : 50%			
Exposed Concrete	5%		LIFE	* *	5	\$34,000	
Plaster	25%		LIFE	* *	5	\$679,800	
Plaster	2%		LIFE	* *	5	\$54,400	

ectrical	Current Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated C Total (Years)	ost Year E	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts						
Service Equipment						
Fused Disc Sw	75%	2052	* *	5	\$1,000	
	Other Observation, Extent: Modera	ate, Area Affecte	ed : 100%			
	Location : Electrical Room Basen	ient				
	Explanation: 2 @4000 Amps And	d 1 @2000 Amp.	S			
Fused Disc Sw	25%	2026	\$52,000	5	\$300	
Transformers						
Dry Type	100%	2043	* *	5	\$1,200	
	Other Observation, Extent : Light, A	Area Affected : .	100%			
	Location : Throughout					
	Explanation: Various Sizes					
Switchgear / Switchboard						
Molded Case Bkrs	100%	2052	* *	5	\$8,400	
Raceway						
Conduit	80%	2026	\$499,800	1		
Conduit	20%	2052	* *	1		
Panelboards						
Molded Case Bkrs	20%	2034	* *	5	\$1,700	
Molded Case Bkrs	80%	2048	* *	5	\$6,700	

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

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

Asset #: 2043

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts								
Wiring	200/	2.4	#200 coo	2051	* *			
Braided Cloth	30%	2-4	\$289,600 ent : Moderate, Are	2051		1		
		ндеа, Ехів : Electrica		и Ајјесте	a. 100%			
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	1000/	2.4	Φο 400	LIDE	* *	~	4.700	
Generic	100%	2-4	\$9,400	LIFE		5	\$4,700	
			Extent : Moderate, A Tain Basement	<i>Area А</i> IJе	ctea : 100%			
		. water m ion : Corra						
Stand-by Power	Ехритан	on . Corre	меи					
Transfer Switches								
Automatic	100%	Now	\$8,800	2046	* *	1	\$88,600	
Tutomatic			t : Moderate, Area		: 100%		ψου,ουυ	
	Location			33				
Generators								
Diesel	100%			2022	\$72,500	1	\$123,900	
	Other Obse	ervation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	: Water Pi	ump Room Baseme	nt				
	Explanati	on : One 4	41 Kva					
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	1000/			2026	¢1 007 400	10	¢202 500	
Fluorescent	100%	munting E	Sutant Madanata	2026	\$1,806,400	10	\$293,500	
		rvanon, E : Through	Extent : Moderate, A	A rea Ајје	ciea : 100%			
		_						
Egress Lighting	Ехріапап	on : T-8 L	итрѕ					
Egress Lighting Emergency, Service	10%			2026	\$15,600	1		
Exit, LED	90%			2020	\$15,000 * *	1		
Exterior Lighting	7070			2001		1		
HID	20%			2026	\$239,500	10	\$200	
No Component	80%			2020	Ψ237,300	10	Ψ200	
	0070							
Alarm								
Alarm Security System								

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

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

Asset #: 2043

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Fire/Smoke Detection							
No Component	80%						
Generic, Analog	20%		2031	* *	1-3	\$39,400	

Mechanical	Anical Current Repair Future Replacement	Maintenance						
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source Interruptible Gas/Dual Fuel	100%			2046	* *	1		
- 40-	Other Obs Location		xtent : Light, Area	Affected	: 100%			
	Explana	tion : One I	10,000 Gallon Tani	k				
Conversion Equipment								
Steam Boiler	Location	ervation, E : Basemen tion : 3 Uni		2039 Affected	* * : 100%	1	\$316,900	
Distribution								
Hot Wtr Piping/Pump Steam Piping/Pump	50% 50%			2034 2036	* *	4 4	\$11,800 \$7,900	
Terminal Devices Air Handler			\$10,300 Extent : Moderate, A Esor And Air Dryer	2021 Area Affe	\$512,900 ccted : 3%	1	\$53,400	
		-	matic Control Syst	em				
Convector/Radiator	50%			2031	* *	1	\$51,700	
Fan Coil Unit/Heat	20%			2026	\$949,600	1	\$20,700	
ir Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment Centrifugal, Elec Chiller				2035	**	1	\$311,700	
		gerant, Ext : Basemen		ffected :				
Exterior Pkg Unit - Cooling	5%	0-2	\$7,300	2026	\$73,200	2	\$800	
	Location	: 1 Out Of gerant, Ext	t : Severe, Area Afj 2 Units Not Worki tent : Light, Area A	ng In The	e Roof			
No Component	5%							
Distribution	- , •							
Chilled Wtr Pipe/Pump No Component	80% 20%			2036	* *	4	\$12,600	

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

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

Asset #: 2043

Mechanical		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type		ail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices	0.007	N	Φ11 5 2 00	2021	Φ1 151 COO		Ф1 со 200	
Air Handler/Cool/Ht		Now	\$115,200 Moderate, Are	2021	\$1,151,600	1	\$160,300	
		-	moderale, Are ations Through					
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	
			t : Light, Area	Affected	: 100%			
		Adjacent Bui	_					
N. C.		on : Cooling T	ower					
No Component	5%							
Ventilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$178,400	
Exhaust Fans	10070			LII L		2 3	Ψ170,400	
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		
			e, Area Affecteo	d: 20%				
	Location :	Throughout						
Water Heater	1000/			2024	Φ 72 000	2	¢4.700	
Gas Fired	100%	mation Enter	ut. Liaht Amaa	2024	\$73,800	2	\$4,700	
	Location :		t : Light, Area	Ађестеа	: 100%			
		on : One 250 (Gallon Tank					
Sanitary Piping	Елринино	n . One 250	Ganon Tank					
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	1000/							
Generic	100%		. C	A CC 4	1 . 1000/			
		xtures, Extent Throughout	: Severe, Area	Affectea	t : 100%			
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Obser	vation, Exter	t : Light, Area	Affected	: 100%			
			el From 1st : 1	2th Floo	r And 1 Unit Trave	ls Basen	ient To 13	
	Explanatio	on : 9 Units						

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

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

Asset #: 2043

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

Page: 189

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



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

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

Asset #: 2793

Current Repair		Future Replacement		Maintenance		
% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
10%	2	2044	* *	10	\$27,200	
70%	I	LIFE	* *	5	\$81,200	
5%	I	LIFE	* *	5	\$4,400	
15%	I	LIFE	* *	5	\$13,100	
					·	
100%	2	2032	* *	5	\$229,400	
60%	I	LIFE	* *	5	\$12,100	
			* *			
			* *			
1070					42,000	
25%		2044	* *	10	\$18 800	
			* *			
			* *			
			cted · 100%	10	Ψ13,000	
		.a. 1 1,j e .	. 10070			
	1 Surface					
		2020	Ψ Ψ	10	¢27.500	
10%		2044	* *	10	\$25,000	
1.50/	,	2022	¢200 000	2	¢22.000	
5%	2	2059	* *	5	\$9,500	
			\$297,100			
			* *			
55%	I	LIFE	* *	5	\$54,600	
5%	I	LIFE	* *			
12%	I	LIFE	* *	5	\$159,000	
15%	2	2029	* *	5	\$19,300	
15%	2	2029	* *	5	\$15,500	
20%		2041	* *	5	\$20,600	
5% Now			* *	5	\$2,300	
		a Affec	ted : 25%			
Location : Basement						
	xtent : Moderate. Ar	rea Aff	ected : 25%			
Location : Basement	,,	JJ				
5%	т	LIFE	* *			
	% of Fail Date Total (Years)	10%	Notation	Total Fail Date Estimated Cost FY Estimated Cost FY	No of Total Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs)	Note Fail Date Estimated Cost Year FY Estimated Cost Cycle (Year) Estimated Cost Cycle C

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

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

Asset #: 2793

Electrical	Current Repai	r Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment Fused Disc Sw	100% Other Observation, Extent	2024 : Moderate, Area Affa	\$22,500 ected : 100%	5	\$300	
	Location : Electrical Roc					
	Explanation : Main Serv	ice Protector Rated @	1600 Amperes			
Switchgear / Switchboard Fused Disc Sw	100%	2024	\$132,400	5	\$300	
Raceway						
Conduit	90%	2024	\$96,600	1		
Conduit	10%	2044	* *	1		
Panelboards Maldad Coop Plans	100/	2040	* *	_	\$200	
Molded Case Bkrs Molded Case Bkrs	10% 90%	2040 2023		5 5	\$200 \$1,600	
Wiring	90%	2023	\$65,600	3	\$1,000	
Braided Cloth	50% 2-4 Insulation Aged, Extent: N	\$83,300 2049	**	1		
	Location : Throughout T		su . 10070			
Thermoplastic	40%	2024	\$66,600	1		
Thermoplastic	10%	2044	**	1		
Motor Controllers	1070	2011		1		
Locally Mounted	100%	2022	\$141,800	5	\$500	
round						
Grounding Devices						
Generic	100% Other Observation, Extent Location: Basement		* * ected : 100%	5	\$1,000	
i alatin a	Explanation: Connected	To Main Water Pipe				
ighting Interior Lighting						
Fluorescent	5%	2029	* *	10	\$3,100	
	Other Observation, Extent Location : Court Reporte Explanation : T-8 Lamp	: Moderate, Area Affe	ected : 100%	10	40,200	
Fluorescent	80%	2024	\$963,000	10	\$49,600	
	Other Observation, Extent Location : Throughout T Explanation : T-12 Lamp	he Building	ected : 100%			
Fluorescent	5%	2024	\$60,200	10	\$3,100	
Tuorescent	Other Observation, Extent Location : Hallways		' /	10	Ψ3,100	
	Explanation : Compact I	Fluorescent Light Fixt	ures			
Incandescent	10%	2019	\$120,400	2	\$200	
Egress Lighting		2017	¥-20,100		4200	
Emergency, Battery	50%	2024	\$49,400	10	\$8,200	
Exit, Service	50%	2024	\$12,200	1		

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

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

Asset #: 2793

Electrical	Current Repair	Futur	e Replacement	Maintenance					
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
ighting									
Exterior Lighting									
HID	100%	2024	\$276,500	10	\$200				
Marm									
Security System									
No Component	70%								
Generic	30%	2024	\$66,500	1	\$7,600				
	Other Observation, Extent: Moderat	te, Area Affe	cted : 100%						
	Location : Hallways								
	Explanation: CCTV Surveillanc	re Cameras							
Fire/Smoke Detection									
No Component	70%								
Generic	30%	2019	\$227,500	1-3	\$12,500				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Hallways And Mechanic	cal Rooms							
	Explanation: Manual Pull Station,	Strobe Ligh	its, Smoke Detecto	rs And A	larm Bells				

Mechanical		Current I	Repair	Futur	e Replacement	M		
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%			2034	* *	1		
Conversion Equipment								
Steam Boiler	100%			2029	* *	1	\$66,900	
			Extent : Light, Area	Affected	: 100%			
	Location	: Basemer	ıt Boiler Room					
	Explanati	on: 2 Un	its					
Distribution								
Steam Piping/Pump	100%			2034	* *	4	\$5,000	
Terminal Devices								
Air Handler	60%			2019	\$236,900	1	\$25,100	
Convector/Radiator	40%			2037	* *	1	\$8,700	
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment Centrifugal, Elec Chille	er 50%			2027	\$98,700	1	\$36,600	
Commugui, 2100 Cimie		rigerant.	Extent : Light, Ared			-	420,000	
	-	-	nt Mechanical Room					
Interior Pkg Unit - Cooling	15%			2022	\$141,400	2	\$600	
	R-22 Refrig		tent : Light, Area A	ffected :	15%			
XX 1		. 11111		2010	Φ1 7 1 0 0	1		
Window/Wall Unit	10%			2019	\$15,100	1		
No Component	25%							

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

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

Asset #: 2793

Mechanical		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	50%			2034	* *	4	\$2,500	
No Component	50%							
Terminal Devices	500 /			2010	0116 600		Φ20,000	
Air Handler/Cool/Ht	50%			2019	\$116,600	1	\$20,900	
No Component	50%							
Heat Rejection	500/			2024	\$22,400	2	\$22.500	
Evap Condenser No Component	50% 50%			2024	\$22,400	2	\$23,500	
Tentilation	30%							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$37,700	
Exhaust Fans	10070			LII E			Ψ37,700	
Interior	100%			2024	\$80,900	2	\$2,100	
lumbing					+ + + + + + + + + + + + + + + + + + + +		7-,	
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	
		-	tent : Severe, Area	Affected	: 100%			
	Location	ı : Boiler R	oom					
HW Heat Exchanger								
Low Temp	100%			2024	\$22,700	4	\$6,700	
			Extent: Severe, A.	rea Affec	ted : 100%			
	Location	ı : Boiler R	oom					
Sanitary Piping	400							
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	1000/				ماد ماد			
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	1.000/			2010	¢7.200	4	¢2.500	
Submersible	100%			2018	\$7,200	4	\$2,500	
Backflow Preventer Generic	100%			2024	\$7,100	1	¢4 100	
	100%			2024	\$7,100	1	\$4,100	
Fixtures Generic	100%							
Tertical Transport	100%							
Elevators								
Geared Traction	100%			LIFE	* *			
Courte Huchon		ervation. F	Extent : Light, Area		: 100%			
	Location		,,,	33 . 2 . 2 . 2				
		tion : 2 Un	its					
ire Suppression	* ***							
Standpipe								
Generic	100%			2044	* *	1-5	\$34,100	

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

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

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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

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 A Importance Code B	\$33,100 \$272,900	\$266,500	\$14,800 \$252,000	\$273,000
•	1 ,	\$266,500		\$273,000



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

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

Asset #: 13877

		Current F	Repair	Futur	e Replacement	М	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior	•								
Exterior Walls									
Bronze/Brass	2%			LIFE	* *	10	\$62,000		
Copper/Terne	3%			2047	* *	10	\$13,900		
Masonry: Brick	45%			LIFE	* *	5	\$178,400		
	_		tent : Moderate, Ai Lintels In Courtya		ted : 15%				
Masonry: Granite	40%			LIFE	* *	5	\$118,900		
Masonry: Granite	10%	Now	\$232,300	LIFE	* *	5	\$14,900		
radomy. Granic	_	_	Extent : Moderate se, Window Sills	e, Area A	ffected : 15%				
	Worn/Eroc	ded, Extent	: Moderate, Area	Affected	20%				
	Location	: Window	Sills In Courtyard	And Pen	thouse				
Windows									
Bronze/Brass	60%			2035	* *	5	\$230,000		
Steel	40%	Now	\$1,269,800	2052	* *	5	\$153,300		
	Corrosion	Rusting, E	xtent : Moderate, A	Area Affe	cted : 40%				
	Location	: Courtyar	rds						
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location: Courtyards								
	Caulking Deteriorated, Extent: Moderate, Area Affected: 40%								
	Location: Courtyard Windows								
	Worn/Eroc	ded, Extent	: Moderate, Area	Affected	40%				
				25500000					
	Location	: Courtyai	rd Windows	1990000					
Parapets	Location	: Courtyai	rd Windows						
Parapets Copper/Terne	Location 10%	: Courtyai	rd Windows	2047	* *	5	\$5,900		
	10%		rd Windows Extent : Moderate, 1	2047	**	5	\$5,900		
	10% Other Obs			2047	**	5	\$5,900		
	10% Other Obs Location	ervation, E : Coping		2047	**	5	\$5,900		
Copper/Terne	10% Other Obs Location	ervation, E : Coping	xtent : Moderate, 1	2047	**	5-10	\$5,900 \$37,300		
Copper/Terne Masonry: Brick	10% Other Obs Location Explanat	ervation, E : Coping	xtent : Moderate, 1	2047 Area Affe	* * cted : 100%		·		
Copper/Terne	10% Other Obs Location Explanat 45%	ervation, E : Coping	xtent : Moderate, 1	2047 Area Affe LIFE	** cted : 100% **	5-10	\$37,300		
Copper/Terne Masonry: Brick Masonry: Granite Masonry: Granite	10% Other Obs Location Explanat 45% 35%	ervation, E : Coping	xtent : Moderate, 1	2047 Area Affe LIFE LIFE	** cted:100% ** **	5-10 5-10	\$37,300 \$58,500		
Copper/Terne Masonry: Brick Masonry: Granite Masonry: Granite Roof	10% Other Obs Location Explanat 45% 35%	ervation, E : Coping	xtent : Moderate, A	2047 Area Affe LIFE LIFE	** cted:100% ** **	5-10 5-10	\$37,300 \$58,500	1	
Copper/Terne Masonry: Brick Masonry: Granite Masonry: Granite	10% Other Obs Location Explanat 45% 35% 10%	ervation, E : Coping tion : Cove	xtent : Moderate, 1	2047 Area Affe LIFE LIFE LIFE 2037	* * * cted : 100% * * * * * *	5-10 5-10	\$37,300 \$58,500	1	
Copper/Terne Masonry: Brick Masonry: Granite Masonry: Granite Roof	10% Other Obs Location Explanat 45% 35% 10% 80% Blisters, E.	ervation, E : Coping tion : Cove	xtent : Moderate, A red With Tar \$330,900 lerate, Area Affecta	2047 Area Affe LIFE LIFE LIFE 2037	* * * cted : 100% * * * * * *	5-10 5-10	\$37,300 \$58,500	1	
Copper/Terne Masonry: Brick Masonry: Granite Masonry: Granite Roof	10% Other Obs Location Explanat 45% 35% 10% 80% Blisters, E. Location	ervation, E : Coping tion : Cove Now xtent : Moo : Over 9th	xtent : Moderate, A red With Tar \$330,900 lerate, Area Affecto Floor	2047 Area Affe LIFE LIFE LIFE 2037 2037	** cted: 100% ** ** **	5-10 5-10	\$37,300 \$58,500	1	
Copper/Terne Masonry: Brick Masonry: Granite Masonry: Granite Roof	10% Other Obs Location Explanat 45% 35% 10% 80% Blisters, E. Location Debris Pre	ervation, E : Coping tion : Cove Now extent : Moc : Over 9th	xtent : Moderate, A red With Tar \$330,900 lerate, Area Affecto Floor at : Severe, Area Aj	2047 Area Affe LIFE LIFE LIFE 2037 2037	** cted: 100% ** ** **	5-10 5-10	\$37,300 \$58,500	1	
Copper/Terne Masonry: Brick Masonry: Granite Masonry: Granite Roof	10% Other Obs Location Explanat 45% 35% 10% 80% Blisters, E. Location Debris Pre Location Water Pen	ervation, E : Coping tion : Cove Now extent : Moc : Over 9th exent, Extent : Through	stent : Moderate, Ared With Tar \$330,900 lerate, Area Affector It : Severe, Area Ajout xtent : Severe, Area	2047 Area Affe LIFE LIFE LIFE 2037 ed: 25% ffected: 2	** cted: 100% ** ** ** **	5-10 5-10	\$37,300 \$58,500	1	
Copper/Terne Masonry: Brick Masonry: Granite Masonry: Granite Roof	10% Other Obs Location Explanat 45% 35% 10% 80% Blisters, E. Location Debris Pre Location Water Pen Location Worn/Erod	ervation, E : Coping tion : Cove Now xtent : Moc : Over 9th etration, E : Over 9th ded, Extent	\$330,900 lerate, Area Affector t: Severe, Area Afout xtent: Severe, Area Area Floor Floor the Moderate, Area A	2047 Area Affe LIFE LIFE LIFE 2037 ed: 25% ffected: 2	** ** ** ** ** 4:30%	5-10 5-10	\$37,300 \$58,500	1	
Copper/Terne Masonry: Brick Masonry: Granite Masonry: Granite Roof	10% Other Obs Location Explanat 45% 35% 10% 80% Blisters, E. Location Debris Pre Location Water Pen Location Worn/Erod	ervation, E : Coping tion : Cove Now xtent : Moc : Over 9th esent, Exten : Through etration, E : Over 9th	\$330,900 lerate, Area Affector t: Severe, Area Afout xtent: Severe, Area Area Floor Floor the Moderate, Area A	2047 Area Affe LIFE LIFE LIFE 2037 ed: 25% ffected: 2	** ** ** ** ** 4:30%	5-10 5-10	\$37,300 \$58,500	1	

Interior

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

Asset #: 13877

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
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		
		_	nents, Extent : Mod rs And Offices, 9th		rea Affected : 25%				
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 25%				
	Location	ı : Corridoi	rs And Offices, 9th	Floor					
		ubstrate, Ex 1 : Corridor	ctent : Moderate, A rs	rea Affec	cted : 25%				
		servation, E 1 : Through	Extent : Moderate, A out	Area Affe	ected : 100%				
		tion : 9x9 T							
Under Construction	25%								
	Other Ob.	servation, E	Extent : Light, Area And 8th Floors	Affected	! : 0%				
	Explana	tion : Unde	r Construction						
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 Plaster	10% 7%	Now	\$65,500	LIFE LIFE	**	10 5	\$15,700 \$8,200		
Flaster	Cracking/	Crumbling,	Extent : Severe, A			3	\$8,200		
	Location : 9th Floor Deteriorated Finish, Extent : Severe, Area Affected : 100% Location : 9th Floor								
	Location : 9th Floor Loose/Delam Surface, Extent : Moderate, Area Affected : 20% Location : 9th Floor								
	Paint Pee		: Severe, Area Aff	ected : 10	00%				
Plaster Under Construction	20% 25%			LIFE	* *	5-10	\$66,700		
	Other Ob.	servation, E	Extent : Light, Area And 8th Floors	Affected	! : 0%				
	Explana	tion : Unde	r Construction						

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

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

Asset #: 13877

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	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	
	Location Paint Pee Location Staining/I Location Water Pen	n: 9th Floo ling, Extent n: 9th Floo Discoloring, n: 9th Floo netration, E	: : Severe, Area Affa r , Extent : Severe, A r xtent : Severe, Area	ected : 2. rea Affec	5% cted : 50%			
		ı : 9th Floo	r					
Plaster	5%			LIFE	* *	5-10	\$37,800	
Under Construction	25%							
			Extent : Light, Area	Affected	: 0%			
			And 8th Floors					
	Explana	tion : Unde	r Construction					

lectrical	Current Repair	Future	Replacement	M		
ystem Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2053	* *	5	\$2,600	
	Other Observation, Extent : Light, A	rea Affected :	100%			
	Location: Electrical Room					
	Explanation: 3- Main Services (Lo	w Voltage Po	ower Breakers)rat	ed @ 40	00 Amperes Each	
Transformers						
Dry Type	100%	2044	* *	5	\$1,800	
	Other Observation, Extent : Light, A	rea Affected :	100%			
	Location: Electrical Room					
	Explanation : 6- 75kva, 208/120 Va	olts				
Switchgear / Switchboard						
Air Circuit Breaker	100%	2053	* *	5	\$2,600	
Raceway						
Conduit	70%	2027	\$656,000	1		
Conduit	30%	2053	* *	1		
Panelboards						
Fused Disc Sw	5%	2049	* *	5	\$600	
Molded Case Bkrs	95%	2049	* *	5	\$12,500	

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

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

Asset #: 13877

Electrical	Current Rep	air Futur	re Replacement	M	Maintenance		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Wiring							
Braided Cloth	60% 2-4	\$868,800 2052	**	1			
	Insulation Aged, Extent : Location : Throughout		100%				
			* *	1			
Thermoplastic	40%	2053	* *	1			
Motor Controllers Locally Mounted	50%	2025	\$14,600	5	¢1.700		
Locally Mounted	50% 50%	2023	\$14,000 * *	5 5	\$1,700 \$1,700		
Ground	3070	2044			\$1,700		
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		
	Other Observation, Exten	nt : Light, Area Affected	l : 100%				
	Location: Roof		15001				
-	Explanation : Emergen	cy Generator Rated @	1500kw				
Batteries Lead/Acid	100%	2022	\$1,500	5	\$18,500		
Fuel Storage	100%	2022	\$1,300	5	\$18,300		
Day Tank	50%	2049	* *	5	\$46,400		
Day Tank	Other Observation, Exte		l : 100%	3	Ψ+0,+00		
	Location : Roof	g,jj					
	Explanation : 275 Gall	ons Rated Capacity					
Main Tank	50%	2062	* *	5	\$7,300		
	Other Observation, Exter	nt : Light, Area Affected	l : 100%		, ,		
	Location: Basement						
	Explanation: 10,000 C	Gallons Rated Capacity					
Lighting							
Interior Lighting							
Fluorescent	5%	2027	\$141,100	10	\$22,900		
	T-12 Lamps And Fixture	s, Extent : Moderate, Ar	rea Affected : 100%	ó			
	Location : Basement						
Fluorescent	90%	2035	**	10	\$412,700		
	T-8 Lamps And Fixtures,		fected : 100%				
	Location: Throughout		.		*		
Fluorescent	5%	2027	\$141,100	10	\$22,900		
	Compact Fluorescent Lig		Area Affected: 100	1%			
	Location : Staircase Ar	ia Lobby					
Egress Lighting	E00/	2025	* *	1			
Emergency, Service	50% 50%	2035	**	1 1			
Exit, LED Alarm	50%	2062		1			

Alarm

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

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

Asset #: 13877

Electrical	Current Repair	Future Replacement	Ma	aintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority		
Alarm							
Security System							
No Component	70%						
Generic	30%	2027 \$449,700	1	\$56,000			
	Other Observation, Extent : Mode	erate, Area Affected : 100%					
	Location: Lobby And Other Pub	blic Spaces					
	Explanation: CCTV Surveilland	ce Cameras					
Fire/Smoke Detection							
Generic, Digital	100%	2027 \$5,131,500	1-3	\$317,500			
	Other Observation, Extent : Mode	Other Observation, Extent: Moderate, Area Affected: 100%					
	Location : Throughout The Build	ding					
	Explanation : Alarm Bells, Smol Stations	ke Detectors, Strobe Lights, Horn	s And Ma	nual Pull			

Mechanical Property of the Control o	Current Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating	-					
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 Ro	om				
	Explanation: 2 Heat Exchanger	s Heating Devic	es For Marriage	Bureau I	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 : Moder Location : Throughout	ate, Area Affecte	ed : 100%			
Terminal Devices						
Air Handler	5%	2035	* *	1	\$15,500	
Convector/Radiator	90%	2025	\$4,211,900	1	\$145,300	
•	On Extended Life, Extent : Light, A Location : Throughout	Area Affected : I	100%			
	Recent Installation, Extent : Light	Area Affected :	100%			
	Location: Throughout, Newly In			Valves		
Fan Coil Unit/Heat	5%	2035	* *	1	\$8,100	
ir Conditioning						
Energy Source						
Electricity	100%	2043	* *	1		

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

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

Asset #: 13877

Mechanical	Current Re	pair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Reciprocating Compr/Chiller	5%		2035	* *	1	\$11,600	
	R-22 Refrigerant, Extended Location: Lower Rocation			5%			
Window/Wall Unit	95%		2022	\$967,600	1		
Distribution							
Chilled Wtr Pipe/Pump No Component	5% 95%		2053	* *	4	\$1,200	
Terminal Devices							
Air Handler/Cool/Ht	5% Other Observation, Ext Location: Marriage of Explanation: For Ma	Вигеаи	2035 Affected	* * : 5%	1	\$15,500	
No Component	95%	irriage Bureau					
No Component Heat Rejection	93%						
Air Condenser Unit	15%		2035	* *	2	\$52,200	
7th Condenser Chie	Recent Installation, Ext Location: Roof, Air (Affected		2	ψ32,200	
No Component	85% Other Observation, Ext Location: Roof						
/entilation	Explanation: Cooling	g Tower Abanaon	i in Piace	?			
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$441,400	
Exhaust Fans							
Roof	10%		2022	\$39,400	2	\$1,500	
No Component	15%						
	Other Observation, Ext	_					
	Location: Basement	_					
	Explanation: Compo	nent Accounted F	For Under	r The Cooling Sect	tion Of T	his Report	
No Component	75% Other Observation, Ext Location: Throughou	_	Affected	: 0%			
	Explanation : No Med		ion				
Plumbing	ълрининон . 140 Мес	manicui veniiluli	on				
H/C Water Piping							
Brass/Copper	10%		2053	* *	1		
Galv Iron/Steel	90%		2025	\$1,331,700	1		
	On Extended Life, Exte Location: Throughou				-		
HW Heat Exchanger							
Low Temp	100%		2037	* *	4	\$49,400	

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

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

Asset #: 13877

Mechanical	Current Repair	Futu	Future Replacement Maintenance			
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent : N	Ioderate, Area Affec	eted : 100%			
	Location : Throughout					
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent : M	Ioderate, Area Affec	rted : 100%			
	Location: Throughout					
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	* *			
	Other Observation, Extent:	Light, Area Affected	l : 100%			
	Location: B-9					
	Explanation: 10 Units - 2	Freight, 8 Passenge	r			
Fire Suppression						
Standpipe						
Generic	100%	2037	* *	1-5	\$252,100	
Sprinkler						
No Component	90%					
Generic	10%	2037	* *	1-2	\$14,000	

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

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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



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

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

Asset #: 2049

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick	15%		\$615,200	LIFE	* *	5	\$51,400	1
	_	_	Extent : Severe, A	rea Affec	eted : 50%			
		ı : Penthou		1 500	,			
		Extent : Mo n : Penthou	derate, Area Affect	tea : 50%	Ó			
			se , Extent : Severe, A	roa Affa	stad · 75%			
	_	nscoloring n : Penthou		геи Ајјес	леа . 7576			
			se Extent : Moderate, A	Area Affe	cted · 20%			
		ı : Penthou		11ей Аује	ciea . 2070			
			Extent : Moderate, A	Area Affe	ected : 100%			
		ı : Penthou		33				
	Explana	tion : Glaze	ed Brick					
Masonry: Limestone	45%	Now	\$334,200	LIFE	* *	5	\$115,700	
·	Int Morta	r Miss/Ero	d, Extent : Moderat	e, Area A	Affected : 35%			
	Location	ı : Through	out					
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	
Masomy. Brick			Extent : Moderate			3	\$2,000	
	_	ı : Inside F		, 11, 00, 12,	yeered i royo			
	Spalling,	Extent : Mo	derate, Area Affect	ted : 50%	ó			
	Location	ı : Inside F	ace					
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 50%			
	Location	ı : Inside F	ace					
			Extent : Moderate, A	Area Affe	ected : 100%			
		ı : Interior						
		tion : Glaze						
Masonry: Limestone	5%		\$13,000	LIFE	**	5	\$300	
			d, Extent : Moderat	e, Area A	Affected: 25%			
		ı : Coping					4 = 0	
Metal Panel	3%			2044	* *	5	\$500	
Panel/Paver: Limestone	45%			LIFE	* *	5	\$2,100	
Roof Modified Bitumen	100%	Now	\$99,400	2029	* *			
MOGIFICA DIMINE			\$99,400 derate, Area Affecto					
		n : Over 12i						
			Extent : Moderate, A	Area Affe	cted : 10%			
		n : Over 12		<i>JJ</i> -				
nterior								

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

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

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

Asset #: 2049

rchitecture	Current Repair	Future	Replacement	Ma	aintenance	
ystem Component Type	% of Fail Date Estimated C Total (Years)	ost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
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	
	Other Observation, Extent: Modera	ate, Area Affect	ed : 100%			
	Location : Throughout					
	Explanation: 9x9					
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	
-	Water Penetration, Extent : Modera	ite, Area Affecte	ed : 10%			
	Location: Rooms 1121, 1127					
Exposed Concrete	10%	LIFE	* *	5	\$10,600	
Plaster	35%	LIFE	* *	5	\$147,800	

ectrical	Current Repair	Future Re	placement	M	aintenance		
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2044	* *	5	\$1,900		
	Other Observation, Extent : Mode	rate, Area Affected	: 100%				
	Location: Electrical Room						
	Explanation : 3- Main Service L	isconnect Switches	Rated @ 4000) Ampere	es Each		
Transformers							
Dry Type	100%	2037	* *	5	\$1,700		
	Other Observation, Extent : Mode	rate, Area Affected	: 100%				
	Location: Mechanical Room						
	Explanation : 5- 30 Kva 208/120) Volts					
Switchgear / Switchboard							
Air Circuit Breaker	100%	2044	* *	5	\$2,300		
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Electrical Room						
	Explanation: Low Voltage Power	er Circuit Breaker					
Raceway							
Conduit	20%	2024	\$116,000	1			
Conduit	80%	2044	* *	1			

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

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

Asset #: 2049

Electrical	Current Repair	Future Re	placement	Ma	aintenance		
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year Esti	imated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Jnder 600 Volts							
Panelboards							
Fused Disc Sw	5%	2040	* *	5	\$500		
Molded Case Bkrs	95%	2040	* *	5	\$11,300		
Wiring							
Braided Cloth	10% 2-4	\$89,300 2049	* *	1			
	Insulation Aged, Extent: Mo	oderate, Area Affected : 1	00%				
	Location: Throughout						
Thermoplastic	90%	2044	* *	1			
Motor Controllers							
Locally Mounted	5%	2037	* *	5	\$200		
Motor Control Center	95%	2037	* *	5	\$11,700		
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$6,600		
Stand-by Power							
Transfer Switches							
Automatic	100%	2037	* *	1	\$138,900		
Generators							
Diesel	100%	2033	**	1	\$174,800		
	Other Observation, Extent:	Moderate, Area Affected	: 100%				
	Location: Roof						
	Explanation: 1250 Kw, Ri	ıdox Genset					
Batteries	1000/	2010	Φ1. 7 00	_	Φ1 6 7 00		
Lead/Acid	100%	2018	\$1,500	5	\$16,700		
Fuel Storage	7 00/	20.40	ale ale	_	0.4.4.000		
Day Tank	50%	2040	**	5	\$41,900		
	Other Observation, Extent:	Moderate, Area Affected	: 100%				
	Location: Roof	<i>a</i>					
	Explanation: 275 Gallon						
Main Tank	50%	2052	* *	5	\$6,600		
	Other Observation, Extent:	Moderate, Area Affected	: 100%				
	Location: Basement	<i>a</i> .					
	Explanation : 2000 Gallon	s Capacity					
Lighting							
Interior Lighting	050/	2020	* *	10	¢202 200		
Fluorescent	95% T-8 Lamps And Fixtures, Ex	2029		10	\$393,200		
	Location: Throughout The		естей . 100%				
Fluorescent	5%	2029	* *	10	\$20,700		
	Other Observation, Extent:	Moderate, Area Affected	: 100%				
	Location: Hallways						
	Explanation: Compact Flu	uorescent Light Fixtures					
Egress Lighting							
Emergency, Service	40%	2029	* *	1			
Emergency, Battery	10%	2029	* *	10	\$10,900		
Exit, LED	50%	2052	* *	1			

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

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

Asset #: 2049

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
HID	50%	2024	\$844,500	10	\$700	
Incandescent	50%	2024	\$716,700	2	\$300	
Alarm						
Security System						
No Component	70%					
Generic	30%	2029	* *	1	\$50,600	
	Other Observation, Extent:	Moderate, Area Affect	ted : 100%			
	Location : Outside					
	Explanation: Cctv Survei	llance Camera System				
Fire/Smoke Detection						
No Component	30%					
Generic	70%	2029	* *	1-3	\$194,700	
	Other Observation, Extent:	Moderate, Area Affect	ted : 100%			
	Location : Hallways, Mec	hanical Rooms And Of	fices			
	Explanation : Strobe Ligh	ts, Smoke Detectors, H	orns And Manua	l Pull Sta	utions	

Mechanical	Current Repair	r Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Utility Steam	100%	2034	* *	1		
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location: Basement					
	Explanation : Steam From	n Con Edison				
Conversion Equipment						
Pres. Reducing Valve/LI	P 100%	2027	\$277,400	5	\$26,800	
Steam						
Distribution						
Steam Piping/Pump	100%	2034	* *	4	\$33,400	
Terminal Devices						
Air Handler	100%	2019	\$2,411,300	1	\$279,100	
Air Conditioning						
Energy Source						
Electricity	100%	2032	* *	1		
Conversion Equipment						
Centrifugal, Elec Chiller	90%	2027	\$1,085,000	1	\$439,600	
	Other Observation, Extent	: Light, Area Affected	: 90%			
	Location: Penthouse					
	Explanation: R123 Refri	gerant				
Split Unit	10%	2024	\$206,400			
•	R-22 Refrigerant, Extent :	Light, Area Affected :	10%			
	Location : 1st Floor Mec	hanical Room				
Distribution						
Chilled Wtr Pipe/Pump	100%	2034	* *	4	\$33,400	

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

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

Asset #: 2049

Mechanical	Current	Current Repair		e Replacement	М	Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Terminal Devices							
Air Handler/Cool/Ht	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	
	Malfunctioning, Ext Location : Roof	ent : Moderate, Ared	a Affecte	d : 10%			
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%	F	LIFE	* *			
	Other Observation,	_					
	, ,	? (4) B-12 (1) B-1	2 Freigh	ıt			
	Explanation: 11 U	/nits					
Fire Suppression							
Standpipe	1000/		2024	* *	1 5	\$227.600	
Generic	100%		2034	* *	1-5	\$227,600	
Sprinkler	1000/		2024	¢5 001 600	1.2	¢106.400	
Generic	100%		2024	\$5,221,600	1-2	\$126,400	
Fire Pump	1000/		2027	\$221.200	1	¢04.200	
Generic	100%		2027	\$331,300	1	\$84,300	

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

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

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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



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

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

Asset #: 2072

Architecture	Current Repair		Future Replacement		M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls Masonry: Limestone	70% Now Cracking/Crumbling Location: Penthou		LIFE c, Area Affa	* * ected : 5%	5	\$476,600	
	Int Mortar Miss/Erod Location : Through	out					
	Staining/Discoloring Location: Through	out					
	Water Penetration, E Location : Foundat		Area Affeci	ed : 10%			
Metal Panel Granite Panels	15% 15%		2035 LIFE	* *	5-10 5	\$936,200 \$102,100	
Windows	070/		20.41	* *	-	Φ202.700	
Aluminum Metal Louvers	97% 3%		2041 2034	* *	5 10	\$203,700 \$39,400	
Parapets	370		2034		10	\$39,400	
Masonry: Brick	85%		LIFE	* *	5	\$39,200	
Masonry: Limestone	15%		LIFE	* *	5	\$8,700	
Roof							
Modified Bitumen	90% Now Blisters, Extent: Mod Location: Over 18.			**			
	Seams Open/Split, Ex Location : Over 18		rea Affecte	ed : 20%			
	Water Penetration, E Location : Over Lib	prary					
	Other Observation, E Location : Upper R Explanation : Gutte	oof - Penthouse		ted : 5%			
Modified Bitumen	10% Now Drains Inad/Misposm Location: Over Pr.			* * Gected : 25%			
	Water Penetration, E Location: Over Pr	Extent : Moderate, A	Area Affect	ed : 20%			
	Worn/Eroded, Extent Location : Over Pr	*	33	25%			
nterior Floors							
Carpet	14%		2021	\$2,546,100	3	\$402,600	
Cast in Place Concrete	10%		LIFE	* *	5	\$314,500	
	Water Penetration, E Location : Boiler R		Area Affeci	ted : 15%			
Ceramic Tile	3%		2034	* *	5	\$43,100	
Marble Panels	5%		LIFE	* *	5	\$53,900	
Quarry Tile	3%		2030	* *	5	\$64,700	
Terrazzo Vinyl Tile	25% 40%		LIFE 2025	\$4,845,600	5 3	\$280,800 \$215,700	
Note: All component repairs \$ estingular and the state of		us and anomat assala				Ψ213,700	

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

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

Asset #: 2072

Architecture		Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
		etration, E 1 : Sub-base	Extent : Moderate, A ement	Area Affe	cted : 10%			
Gypsum Board	5%			LIFE	* *	5	\$43,800	
Masonry: Brick	15%			LIFE	* *			
Marble Panels	15%			LIFE	* *			
Plaster	45%	Now	\$261,000	LIFE	* *	5	\$197,000	
	Location Water Pen	Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Stairs E And F At Penthouse Water Penetration, Extent: Moderate, Area Affected: 10% Location: Stairs E And F At Penthouse						
SGFT/Glazed Masonry	5%			LIFE	* *			
Wood	10%			LIFE	* *	5	\$583,600	
Ceilings								
AcousTile, Adhered	25%			2030	* *	5	\$359,400	
AcousTileSusp.Lay-In	5%			2038	* *	5	\$71,900	
Exposed Concrete	5%			LIFE	* *	5	\$11,200	
Plaster	2%	Now	\$74,800	LIFE	* *	5	\$18,000	
	Cracking/Crumbling, Extent : Severe, Area Affected : 20% Location : Stairs E And F At Penthouse							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location	: Stairs E	And F At Penthous	ie				
Plaster	55%			LIFE	* *	5	\$494,200	
Plaster	8%			LIFE	* *	5	\$71,900	

lectrical	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2045	* *	5	\$4,100	
	Other Observation, Extent : Moderate, 1	Area Affe	ected : 100%			
	Location: Electrical Room					
	Explanation : 4- Main Service Switche	s Rated	@ 4000 Amperes E	Each		
Switchgear / Switchboard						
Fused Disc Sw	20%	2045	* *	5	\$800	
Molded Case Bkrs	80%	2045	* *	5	\$20,200	
Raceway						
Conduit	70%	2025	\$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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Asset #: 2072

Electrical		Current Repair		Future Replacement		Maintenance			
System Component Type		Tail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts									
Wiring									
Braided Cloth	10%	2-4 \$162,400	2050	**	1				
		ged, Extent : Moderate, Ar	ea Affectea	t : 100%					
		Throughout The Building							
Thermoplastic	70%		2045	* *	1				
Thermoplastic	20%		2025	\$297,800	1				
Motor Controllers									
Locally Mounted	35%		2030	* *	5	\$2,300			
Locally Mounted	55%		2038	* *	5	\$3,600			
Motor Control Center	10%		2030	* *	5	\$2,600			
Ground									
Grounding Devices	1000				_	64.4.6 0			
Generic	100%		LIFE	* *	5	\$14,100			
Stand-by Power									
Transfer Switches	1000/		2020	* *		#205 500			
Automatic	100%		2038	* *	1	\$295,500			
Generators	1000/		2024	* *		ф2 72 000			
Diesel	100%	d E e M 1	2034		1	\$372,000			
	Location :	rvation, Extent : Moderate,	Area Affec	rtea : 100%					
			Dated @ 1	250 V					
D. W	Ехріапапа	on : Emergency Generator	Katea @ 1.	230 KW					
Batteries Lead/Acid	100%		2019	\$1,500	5	\$35,600			
	100%		2019	\$1,500		\$33,000			
Fuel Storage Day Tank	50%		2041	* *	5	\$89,100			
Day Talik		rvation Frient : Moderate			3	\$69,100			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Generator Room								
		on: 275 Gallon Capacity							
Main Tank	50%	m. 275 Gatton Capacity	2028	* *	5	\$14,100			
Maiii Tank		rvation, Extent : Moderate,			3	\$14,100			
	Location:		Агеи Ајјес	nea . 10070					
		on : 75,000 Gallon Capacit	·						
Lighting	Ехріананс	m . 75,000 Gatton Capacit	У						
Interior Lighting									
Fluorescent	98%		2030	* *	10	\$863,400			
Tuorescent		And Fixtures, Extent : Mod		Affected: 100%	10	ψουσ, που			
	-	Throughout The Building	,	-5,,					
HID	1%		2025	\$23,300	10	\$300			
Incandescent	1%		2025	\$156,500	2	\$200			
Egress Lighting	1 70		2023	\$150,500		\$200			
Egress Lighting Emergency, Service	450/		2030	* *	1				
Emergency, Service Emergency, Battery	45% 5%		2030	* *	1 10	\$11,600			
Exit, LED	5% 50%		2030	* *	10	\$11,000			
	30%		2033	-1- Tr	1				
Exterior Lighting HID	70%		2025	¢2 516 500	10	¢2 100			
Incandescent	70% 30%		2025 2020	\$2,516,500 \$915,300	10	\$2,100 \$400			
Alarm	30%		2020	\$713,300	2	\$400			

Alarm

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Asset #: 2072

Electrical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	70%						
Generic	30%		2025	\$864,000	1	\$107,600	
	Other Observation, E.	xtent : Moderate, A	rea Affe	cted : 100%			
	Location : Hallways	S					
	Explanation: CCT	V Surveillance Co	ameras				
Fire/Smoke Detection							
Generic, Digital	100%		2033	* *	1-3	\$609,900	
	Other Observation, E.	xtent : Moderate, A	rea Affe	cted : 100%			
	Location: Through	out The Building					
	Explanation: Strob	e Lights, Horns, M	anual Pı	ıll Stations, Smoke	Detector	rs, Alarm Bells	

Mechanical		Current Re	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date l (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2035	* *	1		
Conversion Equipment								
Steam Boiler	Location	: #1 And #2	\$92,700 Extent : Severe, An Burners tent : Severe, Are			1	\$856,200	
	Location	: Basement						
	Explanat	ion : 4 Units	7					
Distribution								
Steam Piping/Pump			\$332,300 derate, Area Affe			4	\$47,300	
	Location : Condensate Drain Pipe, Sub-basement Steam Traps Faulty, Extent : Moderate, Area Affected : 15% Location : Various Locations							
Terminal Devices								
Air Handler		2-4 ed Life, Exte : Fan Room	\$1,283,100 ent : Light, Area A	2035 Affected :	* * 100%	1	\$133,700	
Convector/Radiator		Now Extent : Mo : Penthouse	\$134,900 derate, Area Affe	2023 cted : 10	\$6,743,300 %	1	\$209,400	
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		

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

Asset #: 2072

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment	2.50/			2024	* *		Φ2.62.000	
Centrifugal, Elec Chiller			Extent Light Ange	2034		1	\$363,800	
	Location	n : Basemer	Extent : Light, Ared nt		l. 35/0			
Exterior Pkg Unit - Cooling	5%			2030	* *	2	\$2,900	
	_	igerant, Ex n : 18th Flo	tent : Light, Area A or Roof	ffected :	5%			
Window/Wall Unit	50%			2020	\$978,400	1		
No Component	10%							
Distribution	_							
Chilled Wtr Pipe/Pump	35%		\$73,300	2035	* *	4	\$16,600	
			nt : Severe, Area A lves, Various Loca		30%			
			ives, various Loca Extent : Severe, Are		od + 10%			
			ement Pump Room	и Ајјесте	a . 10/0			
			ed Water Booster (Corroded	And Leaking			
No Component	65%							
Terminal Devices	0370							
Air Handler/Cool/Ht	35%	2-4	\$1,273,600	2035	* *	1	\$187,100	
		ded Life, Ex n : Fan Roo	tent : Moderate, A	rea Affec	ted : 100%			
No Component	65%							
Heat Rejection								
No Component	65%							
Under Construction	35%							
			Extent : Light, Area	Affected	: 0%			
	Location							
7 (1)	Explana	tion : Repl	acement Of Water (Cooling T	Tower			
Ventilation Distribution								
Distribution Ductwork/Diffusers	100%	Now	\$164,300	LIFE	* *	2-5	\$535,700	
Ductwork/Diffusers			\$104,500 evere, Area Affecte			2-3	ψυυυ,100	
	_		e, 18th Floor Roof					
Exhaust Fans			<u> </u>					
Interior	100%	2-4	\$1,052,200	2035	* *	2	\$23,500	
		ded Life, Ex n : Penthou	ctent : Moderate, A se	rea Affec	ted : 100%			
lumbing								
H/C Water Piping								
Brass/Copper	100%			2025	\$2,842,900	1		
HW Heat Exchanger								
Low Temp	100%		\$29,500	2035	* *	4	\$95,000	
			evere, Area Affecte	a : 20%				
	Locatio	n : Basemer	ıt					

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

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

Asset #: 2072

Mechanical	Current Repair	Future	Future Replacement		Maintenance					
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Plumbing										
Sanitary Piping										
Cast Iron		41,400 LIFE	* *	1						
		Blockage /Clogged, Extent: Severe, Area Affected: 5%								
	Location : Sub-basementt An	d Basement								
Storm Drain Piping										
Cast Iron	100%	LIFE	* *	1						
Sump Pump(s)										
Rigid Piping	100%	2030	* *	4	\$2,500					
Sewage Ejector(s)										
Electric	100%	2025	\$11,000	4	\$1,600					
	Other Observation, Extent : Li	ght, Area Affected	: 100%							
	Location: Sub-basement									
	Explanation: 3 Duplex Units	S								
Fixtures										
Generic	100%									
Vertical Transport										
Elevators										
Geared Traction	100%	LIFE	* *							
	Other Observation, Extent : Li		: 100%							
	Location: (19) 1-17 (1) B-	-17 (2) B-16								
	Explanation: 22 Units									
Fire Suppression										
Standpipe										
Generic	100%	2035	* *	1-5	\$484,300					
Sprinkler				·						
Generic	100%	2035	* *	1-2	\$269,100					
Fire Pump										
Generic	100%	2034	* *	1	\$179,400					
Chemical System										
Generic	100%	2020	\$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



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

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

Asset #: 2048

Architecture		Current Repair		Futur	e Replacement	M	aintenance	
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$238,100	LIFE	**	5	\$213,000	
			xtent : Moderate, A					
		Foundat	ion At B Level, Gar					
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	0.50/			20.47	* *	~	Ф20,000	
Aluminum	95%			2047	* *	5	\$38,800	
Metal Louvers	5%			2038	* *	10	\$12,800	
Parapets Metal Panel	80%			2051	* *	5	\$32,400	
Metal Rail	20%			2031	* *	5-10	\$32,400	
Roof	2070			2042		3-10	\$37,800	
Modified Bitumen	100%			2033	* *	10	\$132,900	
nterior	10070			2033		10	Ψ132,700	
Floors								
Cast in Place Concrete	5%	Now	\$67,000	LIFE	* *	5	\$71,100	
	Cracking/C		Extent : Moderate		ffected : 15%		, , , , , , ,	
	Location :	_		·	•			
	Water Pene	tration, E	xtent : Moderate, A	rea Affe	cted : 15%			
	Location:	Loading	Dock					
	Other Obse	rvation, E	xtent : Severe, Are	a Affecte	d : 100%			
	Location:	Loading	Dock					
	Explanation	on : Flooi	· Slab Is Pitced In T	The Wro	ng Direction.			
Cast in Place Concrete	10%			LIFE	* *	5	\$142,200	
Ceramic Tile	3%	Now	\$374,400	2040	* *	5	\$9,700	
	Broken/Mis	sing Elem	ents, Extent : Seve	re, Area	Affected : 25%			
	Location :	Hall Nea	ır Exit Az In Basem	ent Leve	l			
	Cracking/C	rumbling,	Extent: Moderate	, Area Aj	ffected : 25%			
	Location:	· Hall Nea	ır Exit Az In Basem	ent Leve	l			
Ceramic Tile	10%			2038	* *	5	\$65,000	
Panel/Paver: Cer/Brk	10%			2041	* *	5	\$146,200	
Terrazzo	5%			LIFE	* *	5	\$25,400	
Vinyl Tile	37%	0-2	\$2,026,100	2035	* *	3	\$90,200	
·	Broken/Missing Elements, Extent: Severe, Area Affected: 25%							
	Location :	Floors A	And B					
	Cracking/C	rumbling,	Extent : Moderate	, Area A	ffected : 20%			
	Location:	Offices A	and Waiting Areas	Through	out			

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

Asset #: 2048

Architecture	Current Repair Future Replacement Ma		aintenance				
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Interior Walls							
Cast in Place Concrete	10% Now	\$285,000	LIFE	* *			
	Water Penetration, Exte		a Affectea	l : 15%			
	Location: West Wall	In Basements					
Ceramic Tile	5%		2034	* *	5	\$22,700	
Concrete Masonry Unit	15% Now	\$150,100	LIFE	* *	5	\$27,300	
	Broken/Missing Elemen		re, Area A	Affected : 10%			
	Location : Loading D						
	Diagonal Cracks, Exter						
	Location : Various Ba						
	Loose Units, Extent: Se		ted : 10%	ó			
	Location : Loading D						
	Punct/Tear/Impact Dan	-	vere, Are	a Affected : 10%			
	Location : Loading D						
	Vertical Cracks, Extent		a Affected	d : 5%			
	Location : Parking Ar	ea In Basement					
Gypsum Board	30%		LIFE	* *	5	\$81,800	
Marble Panels	5%		LIFE	* *			
Marble Panels	5%		LIFE	* *			
Travertine Panels	15%		LIFE	* *			
Plaster	15%		LIFE	* *	5	\$20,500	
Ceilings		*** *********************************	• • • •		_	4.0.	
AcousTileConcealSpLn	25% 2-4	\$521,000	2038	**	5	\$101,600	
	Broken/Missing Elemen	its, Extent : Seve	re, Area A	Affected: 25%			
	Location: Basement		A CC	. 1 250/			
	Cracking/Crumbling, E	xtent : Severe, A	rea Affeci	tea : 25%			
	Location: Basement						
AcousTileSusp.Lay-In	35%		2042	* *	5	\$227,500	
Exposed Concrete	15%		LIFE	* *	5	\$15,200	
Exposed Struc: Steel	5% 5%		LIFE	* *	_	0.40 600	
Gypsum Board	5%	16.1	LIFE	**	5	\$40,600	
	Water Penetration, Extended Location: Lobby	ent : Moderate, A	Area Affec	cted : 10%			
Plaster	10%		LIFE	* *	5	\$40,600	
Wood	5%		LIFE	* *	5	\$284,300	

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

Under 600 Volts

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

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

Asset #: 2048

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Service Equipment	700/		2025	¢01.700	_	¢1.000		
Air Circuit Breaker	70%		2025	\$81,700	5	\$1,800		
	Other Observation, E Location : Electrica		rea Affe	ctea : 100%				
	Explanation : 2- Me		c Patad	@ 3000 Amparas F	ach			
Freed Diss Co.		un service swiiche.	2045	* *		\$600		
Fused Disc Sw	30% Other Observation, E	Sytant Madagata A			5	\$600		
	Location : Electrica		ней Аује	ciea . 100/0				
	Explanation : Main		ed @ 30	000 Amnerers				
Transformers	Explanation : Hain	Service Switch Rai		oo imperers				
Dry Type	100%		2030	* *	5	\$1,800		
Diy Type	Other Observation, E	Extent : Moderate, A		cted : 100%	J	Ψ1,000		
	Location : Basemen		33					
	Explanation: 30 K	va, 480/208/120 Vo	lts					
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	5.50/		2025	ماد ماد				
Thermoplastic	55%		2035	* *	1			
Thermoplastic	25%		2045		1			
Thermoplastic	20%		2025	\$178,700	1			
Motor Controllers	200/		2020	* *	_	\$700		
Locally Mounted Motor Control Center	20% 70%		2038 2023	\$737,300	5 5	\$700 \$9,400		
Motor Control Center	10%		2023	\$737,300 **	5	\$1,300		
Ground	1070		2036			\$1,300		
Grounding Devices								
Generic Generic	100%		LIFE	* *	5	\$7,200		
Stand-by Power	10070		EII E			Ψ7,200		
Transfer Switches								
Automatic	50%		2038	* *	1	\$75,500		
Automatic	50%		2023	\$78,000	1	\$75,500		
Generators				,		•		
Diesel	100%		2021	\$1,212,000	1	\$190,100		
	Other Observation, E	Extent : Moderate, A	rea Affe	cted : 100%				
	Location : Generate	or Room						
	Explanation : Emer	gency Generator R	ated @ 2	250 Kw				
Batteries								
Nickel Cadmium	100%		2018	\$1,500	5	\$109,400		

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

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

Asset #: 2048

Electrical	Current Repa	ir Future	Replacement	M	aintenance				
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Stand-by Power									
Fuel Storage									
Day Tank	50%	2024	\$17,700	5	\$45,500				
	Other Observation, Exten		ted : 100%						
	Location: Generator Ro								
	Explanation : 275 Gallo	n Capacity							
Main Tank	50%	2028	* *	5	\$7,200				
	Other Observation, Exten	t : Moderate, Area Affec	ted : 100%						
	Location: Basement								
	Explanation: 400 Gallo	n Capacity							
Lighting									
Interior Lighting									
Fluorescent	2%	2025	\$160,000	10	\$9,000				
	Compact Fluorescent Liga	ht, Extent : Moderate, A	rea Affected : 100	%					
	Location : Hallways								
Fluorescent	96%	2025	\$7,678,500	10	\$432,300				
	T-8 Lamps And Fixtures,	Extent : Moderate, Area	Affected: 100%						
	Location: Throughout T	The Building							
HID	2%	2030	* *	10	\$300				
Egress Lighting									
Emergency, Service	15%	2020	\$35,900	1					
Emergency, Service	30%	2030	* *	1					
Emergency, Battery	5%	2025	\$32,800	10	\$5,900				
Exit, LED	50%	2053	* *	1					
Exterior Lighting									
HID	100%	2025	\$1,837,500	10	\$1,500				
Alarm									
Security System									
No Component	70%								
Generic	30%	2025	\$441,600	1	\$55,000				
	Other Observation, Exten		ted : 100%						
	Location : Hallways And	d Outside							
	Explanation: CCTV	Surveillance Cameras							
Fire/Smoke Detection									
Generic, Digital	100%	2030	* *	1-3	\$311,700				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Throughout T	The Building							
	Explanation: Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And								
	Horns								

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

Heating

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

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

Asset #: 2048

Mechanical		Current l	Repair	Futur	re Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2035	* *	1		
			Extent : Light, Area	Affected	! : 100%			
		n : Through						
Cara and Francisco	Explana	ition : Stean	n From Con Edisor	ı				
Conversion Equipment Pres. Reducing Valve/Ll Steam	P 100%			2034	* *	5	\$29,200	
	Location	n : Sub-base		Affected	! : 40%			
	Explana	tion : 2 He	at Exchangers					
Distribution	40	0.5		2025			*~ -	
Hot Wtr Piping/Pump			\$195,500 evere, Area Affected at	2033 d: 15%	**	4	\$9,700	
Steam Piping/Pump	60%	Now	\$40,800	2035	* *	4	\$14,500	
	-	_	nt : Moderate, Arec sate Return Pump	a Affecte	d : 100%			
Terminal Devices								
Air Handler	70%			2025	\$1,836,300	1	\$212,500	
Convector/Radiator	30%	1		2030	* *	1	\$47,600	
Air Conditioning								
Energy Source Electricity	100%			2041	* *	1		
Conversion Equipment	10070	'		2041		1		
Centrifugal, Elec Chiller	95%			2028	* *	1	\$504,800	
		efrigerant, .	Extent : Light, Ared		d : 95%		, ,	
	Location	n: 3 Units,	Sub-basement					
Split Unit	5%			2025	\$112,300			
•	R-22 Refr Location	-	tent : Light, Area A	ffected :	5%			
Distribution								
Chilled Wtr Pipe/Pump	95%			2035	* *	4	\$34,500	
No Component	5%	1						
Terminal Devices	0.50			2027	Φ1 0.63 3 00	4	#40 0 1 00	
Air Handler/Cool/Ht	95%			2025	\$1,963,300	1	\$288,400	
Fan Coil - Cooling	5%			2025	\$187,300	1	\$7,900	
Heat Rejection Air Condenser Unit	5%			2025	¢10 <00	2	\$17,100	
Water Cooling Tower	5% 95%			2025 2026	\$48,600 \$1,326,700	2 2	\$17,100 \$469,400	
Ventilation	7.5%			2020	\$1,320,700		φ 4 02,400	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$273,800	
Exhaust Fans	10070						+=7.2,000	
Interior	100%			2025	\$537,800	2	\$15,000	
Plumbing					. ,			

Plumbing

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

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

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2045	* *	1		
HW Heat Exchanger						
Low Temp	100% 0-2	\$7,500 2035	* *	4	\$48,600	
	Corroded, Extent : Moderat		%			
	Location: Coil Connectio	ns				
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	000/	LIDE	* *			
Geared Traction	90%	LIFE				
	Other Observation, Extent:		: 90%			
	Location : (7) B-11 (1) 1	-11 (1)1-/				
	Explanation: 9 Units					
Hydraulic	10%	LIFE	**			
	Other Observation, Extent:	Light, Area Affected	: 10%			
	Location: 1-2					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe	1000/	2045	* *	1 5	\$256.70 0	
Generic	100%	2045	* *	1-5	\$256,700	
Sprinkler	1000/	2045	* *	1.2	¢127 500	
Generic	100%	2045	sh sh	1-2	\$137,500	
Fire Pump	1000/	2020	* *	1	¢01.700	
Generic	100%	2028		1	\$91,700	

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

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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



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

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

Asset #: 2051

Architecture	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	\$127,300	
Masonry: Brick	Int Mortar M Location : Recent Repa	Interior (iir Evider	nt, Extent : Light, A			5	\$244,400	
	Location:	Foundat	ion Wall					
Masonry: Granite	Location : Staining/Dis	Upper F.	\$1,384,300 d, Extent : Modera loors, Pediment Extent : Moderate t, Cornice, Throug	e, Area Ą		5	\$397,200	
Metal Panel	3%			2036	* *	5-10	\$168,000	
W'. I		Intermitt			! : 100% ws - Street Facade	s		
Windows	250/	4	¢422.000	2034	* *	_	¢142.400	
Bronze/Brass	25% Deteriorated Location:		\$433,900 Extent : Light, Are trance			5	\$143,400	
Metal Louvers	5%			2035	* *	10	\$57,400	
Steel	70% Corrosion/R Location :	Through ration, E	xtent : Moderate, 1	2034 Area Affe		5	\$803,000	
Parapets								
Masonry: Brick	Efflorescence Location: Loose/Delane Location:	North Sion North Surface Through tent: Mo	derate, Area Affec	oets te, Area A	Affected : 10%	5	\$6,600	
Masonry: Granite	Caulking De Location :	Coping ration, E	\$186,700 d, Extent : Severe, xtent : Severe, Are			5	\$12,600	
Metal Panel	2%			2046	* *	5	\$1,500	
Metal Rail	5%			2039	* *	5-10	\$17,100	
Marble Panels	5%			LIFE	* *	5	\$1,000	

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

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

Asset #: 2051

Architecture	Current Repair			Future Replacement			Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Exterior Roof										
Cast in Place Concrete	5%	Now	\$6,400	LIFE	* *					
	Water Per	netration, E	xtent : Moderate, A out Areaways		cted : 30%					
Copper/Terne	30%	Now	\$47,300	2041	* *					
		netration, E 1 : Rotunda	xtent : Light, Area	Affected	: 5%					
Copper/Terne	5%			2054	* *	10	\$21,300			
Modified Bitumen	45%	Now	\$484,200	2036	* *			1		
	Location	: Through								
	Location	: Through								
	Water Penetration, Extent: Severe, Area Affected: 25% Location: 6th Floor-Rooms 615, 624, 626, 629, 5th Floor Library Other Observation, Extent: Moderate, Area Affected: 35%									
	Location	ı : 6th Flooi	Roof							
	Explana		r Penetration At Bi			t Walls				
Skylight, Metal/Glass	-		\$627,800 ctent : Moderate, A Areas	2036 rea Affec	* * rted : 10%					
	Unit Inope	erable, Exte	ent : Moderate, Are	a Affecte	d : 50%					
	Location	: Through	out 6th Floor							
		netration, E n : Through	xtent : Moderate, A out	Area Affe	cted : 50%					
Sloped Glazing	10% Corrosion		\$1,081,200 xtent : Moderate, A	LIFE Area Affe	* * cted : 15%	5	\$227,400			
		-	ports For Glazing							
			xtent : Severe, Ared ove Portico	a Affecte	d : 15%					
nterior Floors										
Carpet	15%			2019	\$1,785,800	3	\$193,700			
Cast in Place Concrete	10%			LIFE	* *	5	\$188,300			
		pair Evider 1 : Basemen	nt, Extent : Light, A t	rea Affec	eted : 40%					
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			
	_	Crumbling, 1 : Basemen	Extent : Moderate t	, Area Aj	fected : 15%					
Vinyl Tile	35%			2026	\$2,775,700	3	\$113,000			

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

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 MANHATTAN SUPREME COURT

Asset #: 2051

Current Repair	Future F	Future Replacement		Maintenance					
% of Fail Date Estin Total (Years)	nated Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
5%									
=		d : 40%							
Location: Basement And	Sub-basement								
5%	LIFE	* *							
Recent Repair Evident, Extent : Light, Area Affected : 40%									
Location: Basement And	Sub-basement								
10%	LIFE	* *							
65% Now	\$382,500 LIFE	* *	5	\$132,000					
Loose/Delam Surface, Exter	nt : Moderate, Area Affe	cted : 10%							
Location: Corridors, Stai	rs, Various Offices And	Lobbies							
Water Penetration, Extent:	Moderate, Area Affecte	d: 10%							
Location: Corridors, Stai	rs, Various Offices And	Lobbies							
15%	LIFE	* *	5	\$406,200					
10%	LIFE	* *	5	\$13,500					
Recent Repair Evident, Exte	ent : Light, Area Affected	l : 30%							
Location: Basement And	Sub-basement								
3%	LIFE	* *							
Other Observation, Extent:	Light, Area Affected: 1	00%							
Location: Main Entrance									
Explanation : Underside (Of Portico								
10%	LIFE	* *	1						
15% Now	\$41,100 LIFE	* *	5	\$80,700					
Water Penetration, Extent:	Moderate, Area Affecte	d : 5%							
Location : Rotunda Murai	! - At Colonialism								
62% Now	\$379.500 LIFE	* *	5	\$333,600					
		rted : 5%		4555,000					
_									
	-	5%							
			ns 615, 6	24, 626, 629, 5th					
Floor Library	<u> </u>								
	5% Recent Repair Evident, Externation: Basement And and some the Location: Corridors, Stair Water Penetration, Extent: Location: Corridors, Stair Location: Basement And and some the Location: Basement And and some the Location: Main Entrance Explanation: Underside of 10% 15% Now Water Penetration, Extent: Location: Rotunda Murant Corridors Throw Water Penetration, Extent: Location: Corridors, Waiter Penetration, Ex	5% LIFE Recent Repair Evident, Extent: Light, Area Affected Location: Basement And Sub-basement 5% LIFE Recent Repair Evident, Extent: Light, Area Affected Location: Basement And Sub-basement 10% LIFE 65% Now \$382,500 LIFE Location: Corridors, Stairs, Various Offices And Water Penetration, Extent: Moderate, Area Affected Location: Corridors, Stairs, Various Offices And 15% LIFE 10% LIFE Water Penetration, Extent: Light, Area Affected Location: Basement And Sub-basement 3% LIFE 10% LIFE 10% LIFE Water Repair Evident, Extent: Light, Area Affected: I Location: Main Entrance Explanation: Underside Of Portico 10% LIFE 15% Now \$41,100 LIFE Water Penetration, Extent: Moderate, Area Affected Location: Rotunda Mural - At Colonialism 62% Now \$379,500 LIFE Cracking/Crumbling, Extent: Moderate, Area Affected: I Location: Corridors Throughout Water Penetration, Extent: Light, Area Affected: I Location: Corridors, Waiting Areas, File Room, 6	Some	% of Total Total	Solution Fail Date Estimated Cost Cycle (Yrs)				

Electrical	Current Repair	Futur	e Replacement	M	aintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts									
Service Equipment									
Fused Disc Sw	70%	2036	* *	5	\$1,700				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation: Rated @ 4000 Amps								
Fused Disc Sw	30%	2046	* *	5	\$700				
Tuseu Bise S W	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room	33							
	Explanation: Rated @ 4000 Amps								

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 2051

Electrical		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
Braided Cloth			ent : Moderate, Are		ed : 100%	•		
		ı : Some Ar						
Thermoplastic	90%			2046	* *	1		
Motor Controllers								
Locally Mounted	20%			2039	* *	5	\$800	
Locally Mounted	50%			2031	* *	5	\$1,900	
Locally Mounted	5%			2024		5	\$200	
Motor Control Center	25%			2031	* *	5	\$3,900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$8,500	
	Other Observation, Extent: Moderate, Area Affected: 100%							
		i : Basemen						
G. 11 D	Explana	tion : Main	Water Pipe					
Stand-by Power Transfer Switches								
Automatic	100%			2039	* *	1	\$177,000	
Generators	10070			2039		1	\$177,000	
Diesel	100%			2035	* *	1	\$222,800	
Diesei		servation. F	Extent : Moderate. A		ected : 100%	1	Ψ222,000	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Generator Room							
			Genset Rated @ 6	600 Kw				
Batteries	T							
Nickel Cadmium	100%			2019	\$1,600	5	\$128,200	
Fuel Storage							<u></u>	
Main Tank	100%	. =		2054	* *	5	\$16,900	
			Extent : Moderate, A	Area Affe	ected : 100%			
		: Basemen						
	Explana	tion : 500 (sallons					

Lighting

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

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

Asset #: 2051

Electrical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	95%	2031	* *	10	\$501,200	
	Other Observation, Extent:	Moderate, Area Affec	ted : 100%			
	Location : Throughout Th	e Building				
	Explanation: T-8 And Co.	mpact Lamps				
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	

lechanical	Current Rep	air	Future	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating							
Energy Source							
Utility Steam	100%		2036	* *	1		
	Other Observation, Exte	nt : Light, Area I	Affected	: 100%			
	Location : Sub-baseme	ent					
	Explanation : Steam F	rom Con Ed					
Conversion Equipment							
Pres. Reducing Valve/I	LP 100%		2029	* *	5	\$34,200	
Steam							
	Other Observation, Exte	nt : Light, Area	Affected	: 100%			
	Location: Basement						
	Explanation : 2 Heatin	g Exchangers Fo	or Hot W	ater Heating Devi	ices		
Distribution							
Steam Piping/Pump	100% Now	\$435,100	2036	* *	4	\$28,400	
	Corroded, Extent: Mode	. 55					
	Location: Piping And	Vacuum Conden	sate Pun	nps, Basement			
	Leak Evident, Extent : M	Ioderate, Area A	ffected :	2%			
	Location: Connection	Seal, Sub-basen	ient Stea	m Room			
Terminal Devices							
Air Handler	60%		2021	\$2,016,000	1	\$213,400	
Convector/Radiator	30%		2024	\$1,765,800	1	\$55,700	
No Component	10%						
	Other Observation, Exte	nt : Light, Area	Affected	: 0%			
	Location: Mechanical	Rooms - Pentho	use				
	Explanation: Covered	Under A C Sect	ion				

Air Conditioning

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

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

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

Asset #: 2051

Mechanical		Current	Repair	Future Replacement		Maintenance		
System Component Type	% of 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				2022	\$1,175,900	1	\$435,800	
			Extent : Light, Area	Affected	: 70%			
		: Basemer						
	Explana	tion : Refri	gerant R-11					
Exterior Pkg Unit - Cooling	5%			2026	\$143,800	2	\$1,800	
	R-22 Refri	gerant, Ex	tent : Light, Area A	Affected :	5%			
	Location	: Roof						
Window/Wall Unit	10%			2021	\$128,100	1		
No Component	15%				•			
Distribution								
Chilled Wtr Pipe/Pump	70%			2036	* *	4	\$19,800	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	70%			2021	\$1,574,900	1	\$249,000	
No Component	30%							
Heat Rejection								
Water 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	0.004			2026	de de			
Brass/Copper	90%	3.7	Ф10, с00	2036	**	1		
Galv Iron/Steel	10%		\$18,600	2024	\$186,100	1		
			loderate, Area Affe		%			
IIIVIII - 4 F 1	Locanon	. Dasemer	ıt And Sub-baseme	rıt				
HW Heat Exchanger	1000/			2026	* *	4	¢56 000	
Low Temp	100%			2036	ጥ ጥ	4	\$56,900	
Sanitary Piping	1000/	Now	\$27.100	LIDD	* *	1		
Cast Iron		Now Clogged, I : Basemer	\$27,100 Extent : Moderate, at	LIFE Area Affe		1		
Storm Drain Piping								
Cast Iron	100%	Now	\$43,500	LIFE	* *	1		
	Cracked, I		oderate, Area Affec		ó	-		
			ight, Area Affected	: 10%				
			ıgnı, Area Ajjeciea ıt And Sub-baseme					

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

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

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	* *			
	Other Observation, Extent : Lig	ht, Area Affected	: 100%			
	Location: (10) B, 1-4, (1) B	-7 (1) M -6				
	Explanation: 12 Units					
Fire Suppression						
Standpipe						
Generic	100%	2026	\$2,223,800	1-5	\$290,000	
Sprinkler						
No Component	90%					
Generic	10%	2036	* *	1-2	\$16,100	

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

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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

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

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



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

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

rchitecture	Curren	t Repair	Futur	Future Replacement		Maintenance		
ystem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior								
Exterior Walls								
Copper/Terne	3%		2047	* *	10	\$51,300		
Masonry: Brick	30% Now	\$1,430,200	LIFE	* *	5	\$218,800		
	Vertical Cracks, Ex Location : Throu	ctent : Moderate, Are ghout	ea Affecte	ed : 5%				
Masonry: Granite	Location: Through	od, Extent : Modera			5	\$54,700		
Masonry: Limestone	55% Now	\$4,747,400	LIFE	* *	5	\$300,800		
Masoni y. Liniestone		g, Extent : Moderate		ffected : 20%	3	\$300,800		
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		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15% Location : Chiller Room							
	Location : Chille	nt, Extent : Moderate						
Parapets	200411011 1 0111110	1100111						
Masonry: Brick	Location : Interio				5	\$36,700		
	Spalling, Extent : M Location : Interio	Moderate, Area Affec or Face	ted : 20%	6				
Masonry: Granite	10%		LIFE	* *	5-10	\$126,500		
Masonry: Limestone	45%		LIFE	* *	5-10	\$502,900		
Metal Panel	5%		2047	* *	5	\$17,700		

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

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

Asset #: 2057

Architecture	Curre	ent Repair	Future Replacement		Maintenance		
System Component Type	% of Fail D Total (Yea	eate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							•
Roof							
Asphalt Shingle IRMA/Protected Membrane	5% 10%		2036 2032	**	10 10	\$1,700 \$20,300	
11201110111110	Other Observation Location: East	on, Extent : Moderate, A	Area Affec	ted : 100%			
		รเนะ his Is A Green Roof De	sianad To	Absorb Runoff			
Modified Diamen							
Modified Bitumen	Location: Over	oosn, Extent : Moderat					
	Location: Thro		11 ca 1199 cc.	. 1070			
Plaza Roof: Stone Pane	ls 20% Nov		2037 Area Affect	* * ted : 30%			
	Location : Over		rearyee.				
		on, Extent : Moderate, A	Area Affec	ted : 25%			
	Location : Over						
		Prains Inad/misposin					
terior	1	Υ					
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% Nov	v \$153,000	2027	\$3,060,000	3	\$124,600	
•	Cracking/Crumb Location : Thro	ling, Extent : Light, Ard Sughout	ea Affected				
Vinyl Tile	5%		2035	* *	3	\$15,600	
Vinyl Tile 9" X 9"	5% Nov	v \$495,500	2037	* *	3	\$15,600	
•	Cracking/Crumb Location : Thro	ling, Extent : Moderate	e, Area Aff	ected : 100%			
Interior Walls							
Cast in Place Concrete	5% Now Cracking/Crumb Location : Thro	ling, Extent : Moderate	LIFE c, Area Aff	* * ected : 20%			
		n, Extent : Moderate, A	Area Affec	ted : 10%			
Gypsum Board	20%	<u> </u>	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	
WOOU	1070		LIFE		J	\$1,511,700	

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

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

Asset #: 2057

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2032	* *	5	\$51,900	
AcousTileSusp.Lay-In	35%			2032	* *	5	\$290,700	
AcousTileSusp.Lay-In	5%			2044	* *	5	\$41,500	
Exposed Concrete	5%			LIFE	* *	5-10	\$51,900	
Plaster	5%	Now	\$59,000	LIFE	* *	5	\$26,000	
	Cracking/	Crumbling,	Extent: Moderate	, Area A	ffected : 5%			
	Location	: Through	out					
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location	: Through	out					
Plaster	45%			LIFE	* *	5-10	\$642,400	

ectrical	Current Repai	r Future	Future Replacement		Maintenance					
stem Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
der 600 Volts										
Service Equipment										
Air Circuit Breaker	100%	2053	* *	5	\$2,900					
	Other Observation, Extent: Moderate, Area Affected: 100%									
	Location : Electrical Room									
	Explanation : Three 4000 Switch	Amps Main Service & I	Nine 2000 Amps	Sub-serv	ice Disconnect					
Transformers										
Dry Type	60%	2044	* *	5	\$1,200					
		Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : Electrical Roc	om								
	Explanation: Three 200	Kva 480/277 Pri - 208/1	120 Sec							
Dry Type	40%	2025	\$6,800	5	\$800					
	Other Observation, Extent: Moderate, Area Affected: 100%									
	Location: Mechanical Room - Penthouse									
	Explanation: Two 63 Kv	a 480/277v - 208/120v								
Switchgear / Switchboard										
Air Circuit Breaker	10%	2027	\$52,900	5	\$300					
Air Circuit Breaker	70%	2053	* *	5	\$2,000					
Fused Disc Sw	10%	2027	\$52,900	5	\$200					
Molded Case Bkrs	10%	2027	\$52,900	5	\$1,500					
Raceway										
Conduit	80%	2027	\$507,200	1						
Conduit	20%	2053	* *	1						
Panelboards										
Fused Disc Sw	8%	2026	\$46,600	5	\$1,000					
Fused Disc Sw	2%	2049	* *	5	\$300					
Molded Case Bkrs	60%	2026	\$349,800	5	\$8,800					
Molded Case Bkrs	30%	2049	* *	5	\$4,400					

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

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

Asset #: 2057

Electrical	Current Repair	Future Re	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Wiring	400/ 2.4 05	200 700 2052	* *	1				
Braided Cloth		390,700 2052		1				
	Insulation Aged, Extent : Mod Location : Throughout	вегате, Агеа Адјества : .						
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			
	Other Observation, Extent : M	loderate, Area Affectea	l : 100%					
	Location: Generator Room	- Roof						
	Explanation : One 275 Galle	ons						
Main Tank	50%	2055	* *	5	\$8,200			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement							
	Explanation: One 20000 Ga	allons						
Lighting								
Interior Lighting								
Fluorescent	85%	2032	* *	10	\$433,100			
	Other Observation, Extent : M.	l oderate, Area Affectea	l : 100%					
	Location : Throughout The I	Building						
	Explanation: T-8 Lamps							
Fluorescent	5%	2032	* *	10	\$25,500			
	Other Observation, Extent : M.		l : 100%		, ,			
	Location : Ground Floor, Hallways							
	Explanation: Compact Fluc	prescent Lamps						
LED	10%	2037	* *					
Egress Lighting	2070	2001						
Emergency, Service	40%	2035	* *	1				
Emergency, Battery	15%	2032	* *	10	\$20,100			
Exit, LED	35%	2055	* *	10	Ψ20,100			
Exit, Service	10%	2032	* *	1				
-	timates are in current dollars and are							

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

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

Asset #: 2057

Electrical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Other Observation, Exten	าt : Moderate, Area Affe	cted : 100%			
	Location : Ground Floo	or And Outside				
	Explanation: CCTV Su	rveillance Camera Syst	em			
Fire/Smoke Detection						
No Component	90%					
Generic, Digital	10%	2032	* *	1-3	\$34,200	

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2047	* *	5	\$172,100	
			Extent : Moderate, A	Area Affe	cted : 100%			
		i : Basemen	-					
	Explana	tion : 2 Oil	Tank Each 20,000	Gallons				
Conversion Equipment								
Steam Boiler	100%		\$58,600	2032	* *	1	\$495,200	
			: Severe, Area Affe	cted : 30	9%			
		ı : #3 Boile						
			Extent : Moderate, A	Area Affe	cted : 100%			
	Location	ı : Basemer	ıt Boiler Room					
	Explana	tion : 3 Un	its					
Distribution								
Steam Piping/Pump	100%			2037	* *	4	\$27,400	
Terminal Devices								
Convector/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				2030	* *	1	\$300,600	
			tent : Light, Area A	ffected :	50%			
	Location	: Ground	Floor A C Room					
Interior Pkg Unit -	5%			2021	\$387,600	2	\$1,700	
Cooling								
Window/Wall Unit	5%			2022	\$61,900	1		
No Component	40%				•			

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

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

Asset #: 2057

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								•
Distribution Cliff AVE BY	500/	N	Φ00 2 5 00	2057	* *	4	¢12.700	
Chilled Wtr Pipe/Pump	50%		\$882,500 evere, Area Affecte	2057	* *	4	\$13,700	
		ı: Through		u . 20/0				
		_	: Severe, Area Affe	cted : 40	%			
		ı : Various						
No Component	50%							
Terminal Devices								
Fan Coil - Cooling	50%		\$27,800	2027	\$1,390,400	1	\$80,700	
			Extent : Moderate, A	Area Affe	cted : 20%			
		ı : Various	Locations Of Condensate Dr	in Dan C	loosed Causine V	Vator I or	. I. a	
No Component	50%	iion : nose	Oj Conaensaie Dr	ip Pan C	loggea, Causing v	vaier Lec	IKS	
No Component Heat Rejection	30%							
Water Cooling Tower	50%	Now	\$51,800	2021	\$518,300	2	\$223,700	
water cooming rower			evere, Area Affecte		φ ε 10,ε 00	_	Ψ22,, σσ	
	_		he Unit On Roof					
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%		\$103,900	LIFE	* *	2-5	\$309,800	
			: Light, Area Affec	ted : 15%	ó			
E 1 E	Location	ı : Damper	s, Throughout					
Exhaust Fans Interior	60%			2027	\$399,200	2	\$10,200	
Roof	25%			2027	\$399,200 * *	2 2	\$4,300	
Roof		stallation, I	Extent : Light, Area		: 25%	2	Ψ+,500	
		ı: 4 Units (55				
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		
			evere, Area Affecte Iain Valve, Baseme					
Water Heater	Locuitor	i. water w	ain vaive, Baseme	TII .				
Gas Fired	100%			2022	\$140,000	2	\$8,100	
Sanitary Piping	10070			2022	Ψ1.0,000		ψ0,100	
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%		\$16,800	LIFE	* *	1		
	_		Extent : Severe, Are					
	Location	ı : Ceiling	Of Refrigeration Ro	oom, Gro	und Floor			
Sump Pump(s)	1000/			2027	¢12.000	4	Φ α 5 00	
Rigid Piping	100%			2027	\$12,000	4	\$2,500	

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

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

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

Mechanical	Current Repair	Future Repla	cement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent: Light, Are	ea Affected : 100%	!			
	Location: (8) B-9, (11) 1-8, (1) 1,	4m, 6m				
	Explanation: 20 Units					
Fire Suppression						
Standpipe						
Generic	100%	2037	* *	1-5	\$280,100	

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

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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

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			



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

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

Asset #: 13880

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
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%	1		2053	* *	5	\$14,800	
Windows								
Aluminum	45%			2049	* *	5	\$2,100	
Bronze/Brass	30%		\$53,100	2035	* *	5	\$4,400	
	Location	n : Through						
	Location	n : Through	Extent : Moderate, A out - Front Facade		cted : 100%			
	Explana	tion : Paint	ed					
Steel	25%			2026	\$66,200	5	\$14,600	
			Extent : Light, Area ot Line Windows	Affected	: 100%			
	Explana	tion : Slate	d For Full Repair (Or Repla	cement Within Coi	ırse Of C	Construction	
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	
	Other Observation, Extent: Light, Area Affected: 20%							
			nd East Walls					
	Explana	tion : Stucc	o Finish					
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

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

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

Asset #: 13880

Architecture	Current Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail I Total (Yea	Pate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior	•		•				•
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% Nov	. ,	LIFE	* *	5	\$700	
	_	Elements, Extent : Mod	'erate, Ar	ea Affected : 20%			
	Location : Mai						
		ling, Extent : Moderate	e, Area A	ffected : 20%			
	Location : Mai	n Stair					
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	
	Cracking/Crumb Location : Mai	ling, Extent : Moderate n Stair	e, Area A	ffected : 20%			
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% Nov	v \$6,400	LIFE	* *	5	\$1,100	
	Location : Mai Water Penetration	on, Extent : Moderate, A					
	Location : Mai	n Stair					
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	
		on, Extent : Light, Area	Affected	!: 100%			
	Location: Ove	r Main Stair					
	Explanation : I	Decorative Infill Panels	At Skyli	ght			
Masonry: Vault Struct	10%		LIFE	* *	10	\$1,000	
Plaster	28%		LIFE	* *	5-10	\$9,400	
Under Construction	20%						

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

Under 600 Volts

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

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

Asset #: 13880

Electrical	Curre	nt Repair	Future	Replacement	M		
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2053	* *	5	\$200	
		ı, Extent : Light, Area	Affected	: 100%			
	Location : Electr		<i>a</i>	D 10 2000 1			
	Explanation : M	ain Service Disconne	ct Switch	Rated @ 2000 Am	peres.		
Switchgear / Switchboard Molded Case Bkrs	100%		2053	* *	5	\$900	
Raceway							
Conduit	100%		2053	* *	1		
Panelboards	_						
Fused Disc Sw	2%		2049	* *	5		
Molded Case Bkrs	98%		2049	* *	5	\$900	
Wiring Thermoplastic	100%		2053	* *	1		
Motor Controllers							
Locally Mounted	20%		2044	* *	5		
Variable Frequency Drive	80%		2044	* *			
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,100	
Lighting							
Interior Lighting							
Fluorescent	96%		2035	* *	10	\$31,700	
	T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100%						
	Location : Throi	ighout The Building					
Fluorescent	2%		2035	* *	10	\$700	
	Compact Fluoresc Location : Hallw	eent Light, Extent : Lig vays	ght, Area	Affected : 100%			
Fluorescent	2%		2022	\$12,800	10	\$700	
	T-12 Lamps And F Location : Theat	Fixtures, Extent : Mod	erate, Are				
Egress Lighting	Bocanon . Theat						
Emergency, Battery	50%		2035	* *	10	\$4,300	
Exit, Service	50%		2035	* *	10	φ4,500	
Exterior Lighting	50/0		2033	·	1		
Fluorescent	5%		2035	* *	10	\$200	
1 idolescont		ent Light, Extent : Lig			10	Ψ200	
	Location: Front	-	,,	33			
HID	10%		2035	* *	10		
No Component	85%		2033		10		
Alarm	03/0						

Alarm

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

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

Asset #: 13880

Electrical	Current Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2035	* *	1	\$4,000	
	Other Observation, Extent:	Light, Area Affected	! : 100%			
	Location: Courtyard, 1st,	5th And 6th Floors				
	Explanation: CCTV Surv	eillance System				
Fire/Smoke Detection						
Under Construction	100%					

Mechanical	Current Repair		e Replacement	M						
system Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
eating										
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, A	rea Affected	: 15%							
	Location: Roof									
	Explanation: 2 Roof Top Package	Units								
Hot Water Boiler	85%	2044	* *	1	\$15,100					
	Recent Installation, Extent: Light, A	rea Affected	: 85%							
	Location: Boiler Room									
	Other Observation, Extent: Light, A	rea 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										
Convector/Radiator	10%	2044	* *	1	\$1,200					
	Recent Replace Evident, Extent : Lig Location : Various	ht, Area Affe	ected : 10%							
Fan Coil Unit/Heat	70%	2035	* *	1	\$8,100					
	Recent Installation, Extent : Light, A Location : Various	rea Affected	: 70%							
Unit Heater-Stm/HW	5%	2035	* *	4	\$200					
	Other Observation, Extent: Light, A	rea Affected	: 5%							
	Location: Basement									
	Explanation: New Installation									
No Component	15%									
ir Conditioning										
Energy Source										
Electricity	100%	2043	* *	1						

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

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

Asset #: 13880

System Total Tot	Mechanical		Current	Repair	Futur	e Replacement	М			
Conversion Equipment Reciprocating 70% 2035 * * 1 \$11,700	Component			Estimated Cost		Estimated Cost		Estimated Cost	Priority	
Reciprocating Compr/Chiller Compr/Chille										
Control Cont	Reciprocating	70%			2035	* *	1	\$11,700		
Ext Pkg Unit - 20% 2035 * * 2	Compi/Cimei			Extent : Light, Area	Affected	: 70%				
Ext Pkg Unit			-	w Unit. R-410a.						
Other Observation, Extent : Light, Area Affected : 20% Location : Roof					2035	* *	2	\$400		
Split Unit Split Unit 10% 2032 **	8 8									
R-134a Refrigerant, Extent : Light, Area Affected : 10% Location : 3 Units. Outside Wall		Installed				Oa. There Are Man	y Windo	w A/c Units		
Distribution	Split Unit									
Distribution				Ü	ı Affected	d : 10%				
Chilled Wtr Pipe/Pump No Component 30% Standard Stand		Location	: 3 Units.	Outside Wall						
No Component 30%		700/			2052	ماد ماد		φ 4.2 00		
Terminal Devices					2053	* *	4	\$1,200		
Fan Coil - Cooling 10% 2032 ** 1 \$1,200 Fan Coil - Cool/Heat 70% 2035 ** 1 \$8,100 No Component 20% Heat Rejection		30%								
Fan Coil - Cool/Heat No Component 20% 2035 ** 1 \$8,100 Heat Rejection		1.00/			2022	* *	1	¢1 200		
No Component 20%										
Heat Rejection					2033		1	\$8,100		
Air Condenser Unit		2070								
Evap Condenser 10% 2032 ** 2 \$2,500 No Component 20%		70%			2035	* *	2	\$17,600		
No Component 20%						* *				
Ventilation Distribution Distribution Ductwork/Diffusers 40% LIFE ** 2-5 \$12,700 No Component 60% Exhaust Fans	-				2032		2	Ψ2,300		
Distribution		2070								
Ductwork/Diffusers 40% LIFE ** 2-5 \$12,700										
No Component 60%		40%			LIFE	* *	2-5	\$12,700		
Interior		60%						, ,		
Roof 30% 2035 ** 2 \$300										
No Component 60%		10%			2035	* *	2	\$100		
Plumbing	Roof	30%			2035	* *	2	\$300		
H/C Water Piping Brass/Copper 100% Now \$2,300 2047 ** 1 Not Insulated, Extent : Moderate, Area Affected : 10% Location : Basement Water Heater Gas Fired 100% 2025 \$9,100 2 \$500 Sanitary Piping Cast Iron 100% LIFE ** 1 Storm Drain Piping		60%								
Brass/Copper 100% Now \$2,300 2047 ** 1 Not Insulated, Extent : Moderate, Area Affected : 10% Location : Basement Water Heater Gas Fired 100% 2025 \$9,100 2 \$500 Sanitary Piping Cast Iron 100% LIFE ** 1 Storm Drain Piping										
Not Insulated, Extent: Moderate, Area Affected: 10% Location: Basement Water Heater Gas Fired 100% 2025 \$9,100 2 \$500 Sanitary Piping Cast Iron 100% LIFE ** 1 Storm Drain Piping										
Location : Basement Water Heater 3025 \$9,100 \$500 Sanitary Piping 2025 \$9,100 \$500 Cast Iron 100% LIFE ** 1 Storm Drain Piping	Brass/Copper						1			
Gas Fired 100% 2025 \$9,100 2 \$500 Sanitary Piping Cast Iron 100% LIFE * * 1 Storm Drain Piping					Affected .	: 10%				
Sanitary Piping Cast Iron 100% LIFE ** 1 Storm Drain Piping										
Cast Iron 100% LIFE ** 1 Storm Drain Piping		100%			2025	\$9,100	2	\$500		
Storm Drain Piping										
	Cast Iron	100%			LIFE	* *	1			
Cast Iron 100% LIFE ** 1		<u> </u>								
	Cast Iron	100%			LIFE	* *	1			

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

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

Mechanical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year Estin FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sump Pump(s)						
Rigid Piping	100% Now	\$1,200 2027	\$12,000	4	\$1,600	
	Not in Service, Extent : Mode	rate, Area Affected : 30%	ó			
	Location: Basement					
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : I	ight, Area Affected : 100	%			
	Location: (1) B-6 (1) G-	6				
	Explanation: 2 Units. 1 Of	Them Is Under Replacem	ent.			
Fire Suppression						
Standpipe						
Generic	100%	2053	* *	1-5	\$18,100	
	Recent Installation, Extent : I	Light, Area Affected : 100	%			
	Location: Stairways					
Sprinkler	•					
Generic	100%	2053	* *	1-2	\$10,100	
Fire Pump						
Generic	100%	2036	* *	1	\$6,700	

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

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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



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

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

Asset #: 2071

rchitecture		Current	Repair	Futur	e Replacement	М	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Exterior Walls									
Bronze/Brass	1%			LIFE	* *	10	\$145,900		
Cast Stone/Terra Cotta	2%			LIFE	* *	5	\$291,900		
Ceramic Tile	1%		Φ2 242 000	2037	* *	10	\$8,800		
Masonry: Granite	96% 4+ \$2,343,800 LIFE ** 5 \$672,500 Staining/Discoloring, Extent: Light, Area Affected: 20% Location: Floors 26 - 36								
	Other Ob:	servation, E	Extent : Moderate, 1	Area Affe	ected : 15%				
			cade @ Window Li			reezeway	,		
			ing/Discoloring			_			
Windows									
Aluminum	-		\$483,100 nt : Moderate, Area out	2026 a Affected	\$9,662,100 <i>l</i> : 30%	5	\$106,400		
	Ctrwt/Bal Location Misaligne	nc Not Fun n : Various d/Bulging,	ct, Extent : Moderc Locations Through Extent : Moderate, Locations Through	out Area Afj					
Bronze/Brass	5%		Locations Through	2035	* *	5	\$70,000		
Parapets	3 70			2033			\$70,000		
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		
,	Cracking/Crumbling, Extent: Moderate, Area Affected: 15% Location: Coping Stones Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% Location: Coping								
	Other Ob:		Extent : Light, Area out	Affected	! : 10%				
	Explana	tion : Thou	gh Not As Decorat	ive -still	Premium Material	- Thick S	Slabs		
Roof Metal Panel	15% Other Obs		Extent : Moderate, 1	2032 Area Affe	* * ected : 100%	10	\$29,800		
	Location	n : 26th Flo	or						
	Explana	tion : Pain	ted Surface						
Modified Bitumen	25%	Now	\$34,200	2022	\$171,100				
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20% Location : Over 24th Floor @ Perimeter Trench								
	Location	netration, E n : Over 24	Extent : Moderate, A th Floor						
Modified Bitumen	40%			2027	\$273,800	10	\$43,400		
Panel/Paver: Cer/Brk	20%		\$53,200	2037	**				
			Extent : Moderate, A			* 7 *			
			iller Room In Sub-			on Vault			
			: Moderate, Area						
	Locatioi	ı : Effioreso	cence - East And W	est Plaza	is At Graae				

Interior

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

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

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

Architecture	Currer	Current Repair		Future Replacement		aintenance			
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Interior									
Floors									
Carpet	5%		2028	* *	3	\$110,600			
	Recent Replace Evident, Extent: Light, Area Affected: 100%								
	Location: 8th Ar	nd 18th Floors							
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			
	Recent Replace Ev	ident, Extent : Light,	Area Aff	ected : 25%		, ,			
	Location: 8th Ar	nd 18th Floors							
Mosaic Tile	15% 0-2	\$2,149,800	2032	* *	5	\$276,400			
	Horizontal Cracks	Extent : Moderate, A	Area Affe	cted : 15%		, ,			
	Location : Throu	ghout							
	Worn/Eroded, Extent : Severe, Area Affected : 20%								
	Location : Floors								
Marble Panels	2%		LIFE	* *	5	\$44,200			
Vinyl Tile	10%		2022	\$1,357,900	3	\$73,700			
Vinyl Tile	18%		2032	* *	3	\$99,500			

Architecture	Current Repair		Futur	e Replacement	M		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Interior Walls							
Cast in Place Concrete	3% Now	\$396,900	LIFE	* *			
	Diagonal Cracks, Exten		ea Affect	ed : 10%			
	Location: Pump Room		1507				
	Spalling, Extent: Severe		: 15%				
	Location: Water Main		A CC	1 100/			
	Water Penetration, Exte			1:10%			
	Location : Sub-baseme	eni @ Generaioi					
Ceramic Tile	3%	T	2040	* *	5	\$29,000	
	Recent Replace Evident,	_	Area Affe	ected : 25%			
	Location: 8th And 18t	n r toors					
Concrete Masonry Unit	5%		LIFE	* *	5	\$38,600	
Glass: Single Pane	3%		LIFE	* *	3	\$43,400	
Gypsum Board	29%	Entered : Links	LIFE	* *	5-10	\$475,800	
	Recent Replace Evident, Location: 8th And 18t	_	Агеа Ађе	естеа : 100%			
Masonry: Brick	5%		LIFE	* *	10	\$14,500	
·	Water Penetration, Exte Location : Electrical I		Area Affe	cted : 10%			
Metal: Cage/Fence	2%		LIFE	* *	10	\$3,900	
Č	Other Observation, Exte	ent : Light, Area	Affected	: 100%			
	Location : Elevator Lo	obbies					
	Explanation : Decorat	ive Metal Grille	S				
Marble Panels	10%		LIFE	* *	10	\$38,600	
Plaster	40% Now	\$671,200	LIFE	* *	5	\$115,800	
	Cracking/Crumbling, Ex Location: 35th Floor		rea Affec	ted : 10%			
	Deteriorated Finish, Ext Location: Stair To 26,		ea Affecto	ed : 20%			
	Paint Peeling, Extent: S Location: Stair To 26,	Severe, Area Affe	ected : 20	0%			
	Water Penetration, Exte Location: 35th Floor		a Affected	d : 15%			

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

Asset #: 2071

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
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	
	Location Exposed I Location Loose/Dec Location Water Per Location	n : Sub-base Reinforceme n : Sub-base lam Surface n : Pump Ro netration, E n : Sub-base	ent, Extent : Severe ement Adjacent To e, Extent : Severe, A pom, Water Main R extent : Moderate, A	, Area Aj Con Edi: Area Affe Poom Area Affe	ffected : 10% son Vault cted : 15% cted : 10%		A4.04.400	
Gypsum Board	2%			LIFE	* *	5-10	\$101,400	
Plaster	Location Loose/De Location Staining/I	Crumbling, 1: 35th Flo lam Surface 1: Corridor Discoloring,	\$1,676,900 Extent: Severe, A or Corridor c, Extent: Moderat rs Extent: Moderate(s) All floors	e, Area A	Affected : 10%	5	\$368,500	

lectrical	Current Repair	Future	e Replacement	M	aintenance				
ystem Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
nder 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2047	* *	5	\$4,000				
	Other Observation, Extent : Li	ght, Area Affected	: 100%						
	Location: Electrical Room								
	Explanation : (3) 6000 Amps Bolted Pressure Main Discor		witch Main Discor	nects; (4	4) 4000 Amps				
Transformers									
Dry Type	50%	2025	\$8,600	5	\$1,700				
	Other Observation, Extent : M	oderate, Area Affe	cted : 100%						
	Location: Electrical Room								
	Explanation: (3) 1000 Kva,	480/208/120 Volts	,						
Dry Type	50%	2040	* *	5	\$1,700				
3 31	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Electrical Room	30							
	Explanation: (2) 500 Kva, 4	180/277/208 Volts							
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				

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

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

Asset #: 2071

Electrical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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%		\$527,700	2052	* *	1		
		_	ent : Severe, Area A nout The Building	ffected :	100%			
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	* *			
		tioning, Ext n : Mechan	ent : Severe, Area . ical Room	Affected	: 100%			
Variable Frequency Drive	5%			2025	\$1,600			
Ground								
Grounding Devices								
Not Accessible	100%							
	Other Ob	servation, E	Extent : Light, Area	Affected	!: 0%			
	Location							
	Explana Insulatio		ected To Metal Wa	ter Pipe.	Point Of Contact	Not Visil	ble - Covered With	
Stand-by Power								
Transfer Switches					_		* - :	
Automatic	100%			2040	* *	1	\$285,900	
Generators	1000			000-	a. ·	4	#25 0 000	
Diesel	100%		7	2036	**	1	\$359,800	
			Extent : Light, Area	Affected	: 100%			
		n : Generat			12521			
Dattarias	Expiana	uion : Emei	rgency Generator F	анеа @ .	1332KW			
Batteries Lead/Acid	100%			2021	\$1,600	5	\$34,400	
Leau/ACIU	100%			2021	\$1,000	5	φ3 4,4 00	

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

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

Asset #: 2071

Electrical	Current Repair	Future F	Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage	7 00/	20.42	ate ate	_	40 < 200	
Day Tank	50%	2043	* *	5	\$86,200	
	Other Observation, Extent : Light, Area Location : Generator Room / Baseme		100%			
	Explanation: 550 Gallons Capacity	nı				
Main Tank	50%	2055	* *	5	\$13,700	
Walli Talik	Other Observation, Extent : Light, Area		100%	3	\$13,700	
	Location: Basement	a rijjeerea . r	.0070			
	Explanation: 15,000 Gallons Rated (Capacity				
ighting						
Interior Lighting						
Fluorescent	60%	2032	* *	10	\$511,300	
	Other Observation, Extent : Light, Area	a Affected : 1	100%			
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
Fluorescent	10%	2022	\$573,400	10	\$85,200	
	Other Observation, Extent: Moderate,	Area Affecte	ed : 100%			
	Location: Throughout The Building					
F1	Explanation: T-12 Lamps	2027	Φ.5.7.2. 4.0.0	10	ΦΩ Σ 2 00	
Fluorescent	10% Other Observation, Extent: Moderate, Location: Corridors And Basement	2027 Area Affecte	\$573,400 ed: 100%	10	\$85,200	
	Explanation: Compact Fluorescent I	Lamps				
Fluorescent	14%	2035	* *	10	\$119,300	
	T-5 Lamps And Fixtures, Extent : Light Location : Upper Floors		ted : 100%		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
HID	1%	2027		10	\$300	
LED	5%	2035	* *			
Egress Lighting						
Emergency, Battery	50%	2032	* *	10	\$112,100	
	Other Observation, Extent : Light, Area	a Affected : 1	100%			
	Location: Throughout The Building		1 W 1 D	D 1		
T 1. I TD	Explanation : Some Lighting Fixtures					
Exit, LED	50%	2055	* *	1		
Exterior Lighting	100/	2025	* *			
LED No Component	10%	2035	4-4-			
No Component Alarm	90%					
Security System						
No Component	70%					
Generic	30%	2032	* *	1	\$104,100	
	Other Observation, Extent : Light, Area		100%		. ,	
	Location: Lobby And Corridors					
	Explanation: CCTV Surveillance Ca	mera System	<u> </u>			

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

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

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

Electrical	Current Repair	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%	2035	* *	1-3	\$572,600			
Other Observation, Extent : Light, Area Affected : 100%								
	Location: Throughout The Building							
	Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns							

Mechanical		Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2037	* *	1		
	Other Obs	ervation, E.	xtent : Light, Area	Affected	: 100%			
	Location	: Basemen	t Steam Room					
	Explana	tion : From	Con Edison					
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2030	* *	5	\$55,200	
Steam								
Distribution								
Steam Piping/Pump	100%			2037	* *	4	\$45,800	
Terminal Devices								
Convector/Radiator	100%			2025	\$7,633,600	1	\$300,100	
(led Life, Ext	tent : Moderate, Ar out	ea Affec	ted : 100%			
	Other Obs	ervation, E.	xtent : Light, Area	Affected	: 10%			
		: Through						
	Explana	tion : Some	Air Handling Equi ed For This Purpos	-	ave The Capability	y To Pro	vide Heating, But	
Air Conditioning			-					
Energy Source								
Electricity	100%			2035	* *	1		

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

Asset #: 2071

Mechanical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller				2030	* *	1	\$201,100	
Interior Pkg Unit - Cooling	10%	2-4	\$1,399,800	2032	* *	2	\$4,600	
-	Malfunction	oning, Exte	nt : Moderate, Are	a Affecte	d: 100%			
	Location	i : Through	out, Multiple Mech	anical D)efects			
Interior Pkg Unit -	20%			2028	* *	2	\$11,400	
Cooling								
Interior Pkg Unit -	15%			2025	\$2,099,800	2	\$8,500	
Cooling								
Reciprocating Compr/Chiller	25%			2027	\$82,900	1	\$107,700	
•	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Sub-base	ement					
	Explana	tion : Abso	rption Chillers Ser	ve Adjac	ent Building In It's	Entirety.	Centrifugal	
	Chillers	Serves Thi	s Asset					
Window/Wall Unit	10%			2022	\$206,900	1		
Distribution								
Chilled Wtr Pipe/Pump	45%			2037	* *	4	\$20,600	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Through	out					
	Explana	tion : Chill	ed And Condenser	Water Pi	umps And Piping			
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	
C	Other Obs	ervation, E	Extent : Moderate, 1	Area Affe	ected : 100%			
	Location	: Through	out Mechanical Ro	oms				
	Explana	tion : Mult	ple Mechanical De	fects				
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	70							
Interior	10%			2027	\$46,800	2	\$2,800	
No Component	90%			_32,	¥ 10,000	_	Ψ 2 ,000	
1.0 component		ervation. F	Extent : Light, Area	Affected	: 0%			
			out Mechanical Ro					
		_			er The Cooling Sec	tion Of T	his Report	
lumbing					222376 2001	J 1	· F	
H/C Water Piping								

Maintenance \$ are aggregated over a 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

Mechanical	Current Repair	Future Re	eplacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
HW Heat Exchanger						
Low Temp	100%	2037	* *	4	\$91,900	
	Other Observation, Extent : Light, Area	ı Affected : 10	00%			
	Location : Basement					
G B	Explanation: 3 Units					
Sanitary Piping	1000/	LIDE	* *	1		
Cast Iron	100%	LIFE		1		
	On Extended Life, Extent: Moderate, A Location: Throughout	теа Ајјестеа :	100%			
Stama Dasia Bining	Locuiton : Inroughoui					
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Cast Iron	On Extended Life, Extent : Light, Area			1		
	Location: Throughout	пусски . 100				
Sump Pump(s)	Locuion : Imougnoui					
Rigid Piping	100%	2027	\$12,000	4	\$2,500	
Sewage Ejector(s)	100/0	2021	\$12,000		Ψ2,300	
Electric	100%	2027	\$12,000	4	\$2,500	
Backflow Preventer	10070	2021	Ψ12,000		Ψ2,300	
Generic Generic	100%	2035	* *	1	\$56,900	
Generic	Other Observation, Extent : Light, Area		00%	•	Ψ20,200	
	Location : Sub-basement	33				
	Explanation : Did Not Observe This C	Component				
Fixtures	•					
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Area					
	Location: (16) 1-15 (8) 15-24 (4) 1				wer 24-36	
	Explanation: Total 31 Units. 30 Main	n Elevators, 1	Tower Elevate	or		
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	
	Other Observation, Extent : Light, Area	a Affected: 10	10%			
	Location: Throughout		a			
	Explanation : Sprinklers Are Added T	o The Tenant	Spaces As The	y Are Re	novated	

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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



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

Asset #: 14126

Architecture		Current I	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal, Corrugated	10%			2053	* *	1	40.400	
Metal/Glass Curt Wall	5%			LIFE	* *	5	\$9,600	
Metal Panel	5%	0.2	¢222 400	2053	* *	5-10	\$17,700	
Panel/Paver: Limestone		0-2	\$222,400	LIFE		5	\$30,800	
	_	.rumอแทg, : Loading	Extent : Moderate	, Area A <u>j</u>	јестеа : 10%			
		_	Bock Extent : Light, Ared	Affacta	d · 100%			
	_		exieni . Ligni, Areo icade, East Facade		1. 10/0			
			ht, Area Affected :					
	-	_	nı, Area Ajjeciea . Vest Corner	370				
			Extent : Moderate	Area A	ffected : 10%			
	_	_	ins And Window Le	-				
Windows								
Aluminum	97%			2049	* *	5	\$15,700	
Metal Louvers	3%			2040	* *	10	\$3,000	
Parapets								
Metal/Glass Curt Wall	5%			2053	* *	5	\$4,500	
	Other Obse	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Balconie	s - South Facade					
	Explanat	ion : Actua	ılly Single Pane Gl	ass				
Metal Panel	60%	0-2	\$21,100	2053	* *	5	\$26,700	
		_	xtent : Light, Area		: 20%			
	Location	: Base Of	Parapet - Perimete	r Walls				
Metal Rail	25%			2044	* *	5-10	\$103,900	
Panel/Paver: Limestone	10%			LIFE	* *	5-10	\$19,900	
Roof								
IRMA/Protected	100%	Now	\$9,400	2035	* *			
Membrane								
			Extent : Moderate,	Area Aff	ected : 100%			
		: Through			1 150/			
	O		Extent : Moderate, A	00				
			spouts And Within					
			xtent : Moderate, A ooling Fans	.rea Ађе	стеа : 10%			
Interior	Location	. Onaer C	ooung rans					
Floors								
Carpet	30%			2026	\$383,500	3	\$45,500	
Cast in Place Concrete	10%			LIFE	**	5	\$44,200	
Cust in Timee Concrete		ervation, E	Extent : Light, Area		: 100%	J	Ψ11,200	
		: Through	_	33				
		ion : Epox						
Ceramic Tile	3%	1		2036	* *	5	\$3,000	
Raised Access Floor	5%			2036	* *	5	\$19,000	
1								
Sheet Vinyl/Rubber	20%			2032	* *	5	\$30,300	

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

Asset #: 14126

Architecture	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
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	
	Other Observation, E	Extent : Moderate, A	rea Affe	cted : 100%			
	Location: First Flo	oor, Lobby					
	Explanation: This	Component Is Actua	ılly Slate	e Panels			
Wood	5%		LIFE	* *	5	\$27,300	
Ceilings							
AcousTileSusp.Lay-In	60% Now	\$9,700	2040	* *	5	\$30,300	
	Water Penetration, E	Extent : Light, Area A	Affected	: 5%			
	Location : Entrance	e To Command Cent	ter - 3rd	Floor			
Exposed Concrete	25%		LIFE	* *	5-10	\$31,600	
Gypsum Board	15%		LIFE	* *	5-10	\$52,100	

Electrical	Curre	ent Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail D Total (Yea	Pate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2047	* *	5	\$300	
	Location : Elec	on, Extent : Light, Area 1 trical Room Aain Service Disconnect			neres		
Switchgear / Switchboard	Ехрининон . П	Tun gervice Disconnect	Swiich	Raica @ 7000 IIII	peres		
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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^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14126

Electrical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power						
Generators						
Diesel	100%	2036	* *	1	\$26,200	
	Other Observation, Extent : Light, A Location : Generator Room	rea Affected : 10	0%			
	Explanation: Emergency Generate Basis And No Load Test Done On		kw: Full Load	Test Doi	ne On Monthly	
Batteries				_	*1 = 100	
Nickel Cadmium	100%	2022	\$1,500	5	\$15,100	
Fuel Storage	1000/	2077	de de	_	ΦΦ 000	
Main Tank	100%	2055	**	5	\$2,000	
	Other Observation, Extent : Light, A	rea Affectea : 10	0%			
	Location: Basement	<i>a</i>				
	Explanation: 8000 Gallons Rated	Capacity				
ighting						
Interior Lighting Fluorescent	70%	2032	* *	10	\$43,400	
Fluorescent	Other Observation, Extent : Light, A	_00_		10	\$43,400	
	Location: Throughout The Buildin		070			
	_	ig .				
-	Explanation: T-8 Lamps	2022	* *	10	ф с 2 00	
Fluorescent	10%	2032		10	\$6,200	
	Other Observation, Extent : Modera	te, Area Affectea	Агеа Ајјества : 100%			
	Location: Corridors					
	Explanation: T-5 Lamps					
Fluorescent	10%	2032	* *	10	\$6,200	
	Compact Fluorescent Light, Extent : Location : Corridors And Stair Ca.		cted : 100%			
Incandescent	10%	2032	* *	2	\$200	
Egress Lighting	5.7.7				7-22	
Emergency, Service	50%	2032	* *	1		
Exit, LED	50%	2055	* *	1		
Exterior Lighting						
HID	20%	2032	* *	10		
No Component	80%					
larm						
Security System						
No Component	30%					
Generic	70%	2032	* *	1	\$17,700	
	Other Observation, Extent : Light, A	rea Affected : 10	0%			
	Location: Public Spaces And Outs	side				
	Explanation : CCTV Surveillance (
Fire/Smoke Detection	-					
Generic, Digital	100%	2032	* *	1-3	\$41,600	
, C	Other Observation, Extent : Light, A		0%		, , , , , , , , , , , , , , , , , , , ,	
	Location : Throughout The Buildin					
	Explanation : Strobe Lights, Manu		Alarm Bells, H	Iorns And	d Smoke	
	Detectors					

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

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

Asset #: 14126

Mechanical	Current		pair Future Replacement			Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Interruptible Gas/Dual Fuel	100%		2053	* *	1		
		Extent : Light, Area nt With Retaining W 00 Gallon Oil Tank					
Conversion Equipment Hot Water Boiler	100%		2044	**	1	\$33,400	
	Other Observation, I Location: Baseme Explanation: 2 Du	_		: 100%			
Distribution	Ziiptanamen (2 2 i	I wer IIor ,, wie.	30110.5				
Hot Wtr Piping/Pump	100%		2049	* *	4	\$3,300	
Terminal Devices	700/		2022	* *	1	\$20,200	
Air Handler Convector/Radiator	70% 30%		2032 2040	* *	1 1	\$29,200 \$6,500	
Air Conditioning	3070		2040		1	Φ0,500	
Energy Source							
Electricity	100%		2049	* *	1		
Conversion Equipment Interior Pkg Unit -	5%		2028	* *	2	\$200	
Cooling Ext Pkg Unit - Heating/Cooling	95%		2032	* *	2	\$3,900	
Distribution Distribution							
Chilled Wtr Pipe/Pump	5%		2053	* *	4	\$200	
	Other Observation, Location : Baseme	nt					
		denser Water Pump	s Associa	ted With Dry Cool	ler		
No Component	95%						
Heat Rejection Remote Air Cond	5%		2032	* *	2	\$2,400	
Remote All Cond	Other Observation, I Location : Roof	Extent : Light, Area			2	\$2,400	
	·	Component Observe	ed Is A D	ry Cooler			
No Component	95%						
⁷ entilation							
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		

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

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

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater				_		
Gas Fired	100%	2025	\$15,600	2	\$1,000	
	Other Observation, Extent: Light, A	Area Affected	: 100%			
	Location: Basement					
	Explanation: 2 Dual Fuel Units					
Sanitary Piping	1000/	LIDE	* *			
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	1000/	LIDE	* *			
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer	1000/	2025	* *		Φ.4.100	
Generic	100%	2035	* *	1	\$4,100	
Fixtures	1000/					
Generic	100%	. I ! - I. (A	ACC			
	Low Consumption Fixtures, Extent . Location : Throughout	: Ligni, Area	Affectea : 100%			
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light, A	Area Affected	: 100%			
	Location: C-3					
	Explanation: Two Units					
Fire Suppression						
Standpipe						
Generic	100%	2053	* *	1-5	\$34,000	
Sprinkler						
Generic	100%	2053	* *	1-2	\$18,900	
Fire Pump						
Generic	100%	2040	* *	1	\$12,600	

Maintenance \$ are aggregated over a 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 : 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

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



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

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

Asset #: 4381

Exterior Walls Masonry: Brick 20% Now \$495,100 LIFE * * 5 \$55,200	Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
Masonry: Brick	Component			Estimated Cost		Estimated Cost		Estimated Cost	Priority
Masonry: Brick									
Metal/Glass Curt Wall 75% LIFE ** 5 \$776,200 Marble Panels 5% Now \$361,900 LIFE ** 5 \$10,300 LIFE LIFE ** 5 \$10,300 LIFE ** 5 \$10,300 LIFE LI		2001		# 40 # 400		de de	_	455.200	
Marble Panels	Masonry: Brick	Cracking/	Crumbling,	Extent : Moderate			5	\$55,200	
Variable	Metal/Glass Curt Wall	75%			LIFE	* *	5	\$776,200	
Aluminum 100% 2043	Marble Panels	Cracking/	Crumbling,	Extent : Moderate			5	\$10,300	
Parapets	Windows								
Masonry: Brick 30%	Aluminum	100%			2043	* *	5	\$38,500	
Metal/Glass Curt Wall 30% 2047 ** 5 \$16,500 Netal Panel 40% 2047 ** 5 \$22,100 Netal Panel 40% 2027 \$628,100 10 \$108,800 Netal Panel Pa									
Metal Panel 40% 2047 ** 5 \$22,100									
Roof Modified Bitumen 100% 2027 \$628,100 10 \$108,800									
Modified Bitumen 100% 2027 \$628,100 10 \$108,800		40%			2047	* *	5	\$22,100	
Therior 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 Ceramic Tile 5% LIFE ** 5 \$73,600 Ceramic Stairwells, Basement Ceramic S									
Carpet		100%			2027	\$628,100	10	\$108,800	
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 Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Stairwells, Basement Gypsum Board 50% LIFE ** 5-10 \$521,000 Plaster 20% LIFE ** 5-10 \$104,200 Ceilings Acous TileSusp.Lay-In 85% 2-4 \$97,300 2032 ** 5 \$121,300 Location : Lobby, Corridors Staining/Discoloring, Extent : Light, Area Affected : 5% Location : Lobby, Corridors Exposed Concrete 5% <td></td> <td>30%</td> <td></td> <td></td> <td>2023</td> <td>\$1 135 100</td> <td>3</td> <td>\$179 500</td> <td></td>		30%			2023	\$1 135 100	3	\$179 500	
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 Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Stairwells, Basement 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 Location : Lobby, Corridors Staining/Discoloring, Extent : Light, Area Affected : 5% Location : Lobby, Corridors Exposed Concrete 5% LIFE ** 5-10 \$17,800 Exposed Concrete	-								
Vinyl Tile 55% 2027 \$1,386,200 3 \$82,300						* *			
Interior Walls						\$1,386,200			
Cast in Place Concrete 10% LIFE ** 10 \$153,200 Ceramic Tile 5% 2036 ** 5 \$30,700 Concrete Masonry Unit 15% LIFE ** 5 \$73,600 Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Stairwells, Basement Gypsum Board 50% LIFE ** 5-10 \$521,000 Plaster 20% LIFE ** 5-10 \$104,200 Ceilings Acous TileSusp.Lay-In 85% 2-4 \$97,300 2032 ** 5 \$121,300 Loose/Delam Surface, Extent : Light, Area Affected : 5% Location : Lobby, Corridors Exposed Concrete 5% Location : Light, Area Affected : 5% Exposed Concrete 5% LIFE ** 5-10 \$17,800 Exposed Struc: Steel 5% 2-4 \$149,000 LIFE * * Corrosion/Rusting, Extent : Light, Area Affected : 5% Life ** 5-10 \$17,800						. , , ,		. ,	
Concrete Masonry Unit		10%			LIFE	* *	10	\$153,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Stairwells, Basement	Ceramic Tile	5%			2036	* *	5		
Location : Stairwells, Basement	Concrete Masonry Unit	15%			LIFE	* *	5	\$73,600	
Plaster 20% LIFE ** 5-10 \$104,200	·	_	_	_	ea Affecto	ed : 5%			
Ceilings	Gypsum Board	50%			LIFE	* *	5-10	\$521,000	
AcousTileSusp.Lay-In 85% 2-4 \$97,300 2032 ** 5 \$121,300 Loose/Delam Surface, Extent: Light, Area Affected: 5% Location: Lobby, Corridors Staining/Discoloring, Extent: Light, Area Affected: 5% Location: Lobby, Corridors Exposed Concrete Exposed Struc: Steel 5% LIFE ** 5-10 \$17,800 Exposed Struc: Steel 5% 2-4 \$149,000 LIFE ** Corrosion/Rusting, Extent: Light, Area Affected: 5%	• •	20%			LIFE	* *	5-10	\$104,200	
Loose/Delam Surface, Extent: Light, Area Affected: 5% Location: Lobby, Corridors Staining/Discoloring, Extent: Light, Area Affected: 5% Location: Lobby, Corridors Exposed Concrete Exposed Struc: Steel 5% Location: Lobby, Corridors LIFE ** 5-10 \$17,800 \$17,800 ** Corrosion/Rusting, Extent: Light, Area Affected: 5%	•								
Exposed Concrete Exposed Struc: Steel Location : Lobby, Corridors LIFE ** 5-10 \$17,800 LIFE 5% 2-4 \$149,000 LIFE ** Corrosion/Rusting, Extent : Light, Area Affected : 5%	AcousTileSusp.Lay-In	Loose/Del Location	am Surface : Lobby, C	e, Extent : Light, Ar Corridors	ea Affeci	ted : 5%	5	\$121,300	
Exposed Struc: Steel 5% 2-4 \$149,000 LIFE ** ** ** ** ** ** ** ** ** **		_	_	_	ea Affect	ed : 5%			
Corrosion/Rusting, Extent : Light, Area Affected : 5%	Exposed Concrete	5%			LIFE	* *	5-10	\$17,800	
	Exposed Struc: Steel	5%	2-4	\$149,000	LIFE	* *			
Location: Basement, Throughout			-	_	Affected	: 5%			
Gypsum Board 5% LIFE ** 5-10 \$49,100	Gypsum Board	5%			LIFE	* *	5-10	\$49.100	

Electrical	Curr	ent	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail I Total (Yea		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

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

Asset #: 4381

Electrical	Current Repair		Futur	e Replacement	М			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	\$600	
			Extent : Moderate, A	Area Affe	cted : 100%			
		ı : Electrica						
	Explana	tion : One .	3000 Amps Main D	isconnec	t Switch			
Switchgear / Switchboard								
Fused Disc Sw	70%			2053	* *	5	\$500	
Fused Disc Sw	30%			2037	* *	5	\$200	
Raceway								
Conduit	80%			2053	* *	1		
Conduit	20%			2037	* *	1		
Panelboards								
Fused Disc Sw	8%			2049	* *	5	\$300	
Fused Disc Sw	2%			2035	* *	5	\$100	
Molded Case Bkrs	30%			2035	* *	5	\$1,200	
Molded Case Bkrs	60%			2049	* *	5	\$2,400	
Wiring								
Thermoplastic	70%			2053	* *	1		
Thermoplastic	30%			2037	* *	1		
Motor Controllers								
Locally Mounted	20%			2040	* *	5	\$200	
Motor Control Center	70%			2040	* *	5	\$2,900	
Variable Frequency	10%			2044	* *			
Drive								
round								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$4,400	
tand-by Power								
Transfer Switches								
Automatic	100%			2044	* *	1	\$46,200	
Generators							· / /	
Diesel	100%			2040	* *	1	\$58,100	
		servation, E	Extent : Moderate, 1		cted : 100%		, ,	
		ı : Outside		00				
	Explana	tion : One 2	275 Kw					
Batteries	· F · · · · · · · · · · · · · · · · · ·							
Lead/Acid	100%			2022	\$1,500	5	\$5,600	
Fuel Storage	10070				41,000		42,000	
Main Tank	100%			2062	* *	5	\$4,400	
112min 2 min		servation. F	Extent : Moderate, A		cted : 100%	5	φ1,100	
		ı : Basemen						
		tion : One :						

Lighting

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

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

Asset #: 4381

Electrical	Current Re	epair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	75%	2035	* *	10	\$103,200	
	Other Observation, Ex Location : Throughor Explanation : T-8 La	=	ected : 100%			
Fluorescent	5%	2035	* *	10	\$6,900	
	Compact Fluorescent I Location : Lobby And	Light, Extent : Moderate, d Some Areas	Area Affected : 100	%		
LED	20%	2037	* *			
Egress Lighting						
Emergency, Service	48%	2035	* *	1		
Emergency, Battery	2%	2032	* *	10	\$700	
Exit, LED	50%	2062	* *	1		
Exterior Lighting						
HID	100%	2035	* *	10	\$500	
Alarm						
Security System						
No Component	90%					
Generic	10%	2035	* *	1	\$5,600	
Fire/Smoke Detection						
No Component	90%					
Generic, Digital	10%	2035	* *	1-3	\$9,200	

Mechanical	Currer	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2047	* *	1		
Conversion Equipment						·	
Hot Water Boiler	100%		2032	* *	1	\$74,200	
Distribution							
Hot Wtr Piping/Pump	100%		2043	* *	4	\$11,100	
Terminal Devices							
Air Handler	40%		2032	* *	1	\$37,100	
Convector/Radiator	20%		2040	* *	1	\$9,700	
Fan Coil Unit/Heat	40%		2032	* *	1	\$19,400	
	Other Observation	, Extent : Light, Area	Affected	: 60%			
	Location: Serves	Perimeter Of Buildin	g				
	Explanation: Du	al Temperature Fan (Coil Uni	ts			
Air Conditioning							
Energy Source							
Electricity	10%		2043	* *	1		
Natural Gas	90%		2047	* *	1		

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

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

Asset #: 4381

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Absorption Chiller/Steam/HW	90%		\$22,100	2036	**	1	\$131,500	
	•	_	Extent : Light, Ared at Mechanical Equi					
Reciprocating Compr/Chiller	10%		ii incenimeni Equi	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 Roof	90% 10%			2032 2032	* *	2 2	\$4,100 \$500	
Plumbing	10%			2032			\$300	
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	Location			LIFE Affected	**			
Fire Suppression	T							
Standpipe Generic	100%			2047	* *	1-5	\$75,600	
Sprinkler Generic	100%			2047	* *	1-2	\$42,000	
Fire Pump Generic	100%			2036	* *	1	\$28,000	

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 OFFICE BUILDING JUDICIAL CENTER

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



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

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

Asset #: 2039

Architecture	Current Repair Future Replacement Maintenance						aintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	\$196,500	
Masonry: Limestone		Now	\$118,200	LIFE	* *	5	\$16,400	
	-		derate, Area Affect	ted : 5%				
	Location:			. 4 4	Gastad . 100/			
	Location :		Extent : Moderate	e, Area Aj	<i>дестеа : 10%</i>			
Windows	Locuiton .	mun En	rance					
Aluminum	100%			2040	* *	5	\$71,600	
Parapets	10070			2010			Ψ71,000	
Masonry: Brick	85%	Now	\$261,200	LIFE	* *	5	\$22,800	
January 1	Painted Surf	aces, Ext	ent : Moderate, Ar		ed : 100%		, ,	
	Location:	Interior I	Face					
	Spalling, Ext	tent : Mo	derate, Area Affect	ted : 25%	ó			
	Location:	Interior I	Face					
	Worn/Erode	d, Extent	: Light, Area Affec	ted: 25%	%			
	Location:	Interior I	Face					
Masonry: Limestone	10%	Now	\$27,900	LIFE	* *	5	\$3,400	
	Jnt Mortar N	Aiss/Eroa	l, Extent : Moderai	e, Area A	Affected : 25%			
	Location:							
	_		d, Extent : Modera	te, Area	Affected : 50%			
	Location:	Coping						
Metal Rail	5%			2037	* *	5-10	\$24,300	
Roof	-0		** *					
Modified Bitumen		Now	\$125,700	2029	* *			
	Blisters, Extended Location :		lerate, Area Affecto	ed : 10%				
				Affaa	401.250/			
	Location:		tent : Moderate, Ai	rea Ајјес.	iea : 25%			
M 1'C' 1 D'		Inrough)ui	2020	* *	1.0	Φ46 7 00	
Modified Bitumen	30%	nation E	rtant : Madarata	2029		10	\$46,700	
	Location:		xtent : Moderate, 1 ast Wina	н гей Ајје	ciea . 100%			
	Explanatio							
nterior	Ехринино	n . I aimi	ea surjace					
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	
			xtent : Moderate, A	Area Affe	cted : 100%			
	Location:							
	Explanatio	$n \cdot Q_{r}QI$	Inite					

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

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

Asset #: 2039

Architecture		Current Repai	r	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Esti (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$6,300	
Glass: Single Pane	2%			LIFE	* *	5	\$4,700	
Gypsum Board	15%			LIFE	* *	5	\$28,100	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Marble Panels	3%			LIFE	* *			
Plaster	58%			LIFE	* *	5	\$54,400	
Wood	2%			LIFE	* *	5	\$25,000	
Ceilings								
AcousTileConcealSpLn	5%			2022	\$144,700	5	\$22,600	
AcousTileSusp.Lay-In	15%			2037	* *	5	\$54,200	
AcousTileSusp.Lay-In	5%			2041	* *	5	\$18,100	
Exposed Concrete	10%			LIFE	* *	5	\$5,600	
Gypsum Board	5%			LIFE	* *	5	\$22,600	
Plaster	60%			LIFE	* *	5	\$135,400	

Electrical	С	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	70%		2024	\$145,700	5	\$800	
		ation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : C	Old Electrical Room					
	Explanation	: No Ratings Available					
Fused Disc Sw	30%		2044	* *	5	\$300	
	Other Observ	ation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : N	lew Electrical Room					
	Explanation	: Main Service Switch Ra	ted @ 40	000 Amperes			
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		
	Insulation Ag	ed, Extent : Moderate, Are	a Affecte	ed : 100%			
	Location : C	Old Section					
Thermoplastic	50%		2044	* *	1		
Thermoplastic	40%		2034	* *	1		

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

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

Asset #: 2039

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts						
Motor Controllers						
Locally Mounted	70%	2022	\$20,500	5	\$1,200	
Locally Mounted	30%	2037	* *	5	\$500	
Ground						
Grounding Devices				_		
Generic	100%	LIFE	**	5	\$3,800	
	Other Observation, Extent : Mo		ted: 100%			
	Location: Sub-basement In Ti					
11	Explanation : Metal Water Pip	9e				
Stand-by Power Transfer Switches						
Automatic	100%	2037	* *	1	\$80,300	
Generators	100%	2037		1	\$60,500	
Diesel	100%	2033	* *	1	\$101,100	
Diesei	Other Observation, Extent : Mo		ted : 100%	1	\$101,100	
	Location : Outside The Buildin					
	Explanation: 810 Kw Diesel (
Batteries	1					
Nickel Cadmium	100%	2019	\$1,500	5	\$58,200	
Fuel Storage						
Main Tank	100%	2052	* *	5	\$7,700	
	Other Observation, Extent : Mo	derate, Area Affect	ted : 100%			
	Location : Outside					
	Explanation : 4800 Gallon Ca	pacity				
Lighting						
Interior Lighting						
Fluorescent	65%	2029	* *	10	\$155,600	
	Other Observation, Extent: Mo		ted : 100%			
	Location : Throughout The Bu	ilding				
	Explanation: T-12 Lamps					
Fluorescent	30%	2029	* *	10	\$71,800	
	T-8 Lamps And Fixtures, Extent		Affected : 100%			
	Location : Hallways And New	Additions				
Fluorescent	5%	2029	* *	10	\$12,000	
	Other Observation, Extent : Mo	derate, Area Affect	ted : 100%			
	Location : Hallways					
	Explanation: Compact Fluore	escent Light Fixture	es			
Egress Lighting						
Emergency, Service	50%	2029	* *	1		
Exit, Service	50%	2029	* *	1		
Exterior Lighting						
HID	100%	2029	* *	10	\$800	

Alarm

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

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

Electrical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	90%					
Generic	10%	2029	* *	1	\$9,800	
	Other Observation, Extent : I	Moderate, Area Affected :	100%			
	Location: 4th Floor Hallw	ays Only				
	Explanation: CCTV Sur	veillance Cameras				
Fire/Smoke Detection						
Generic	100%	2029	* *	1-3	\$160,800	
	Other Observation, Extent : I	Moderate, Area Affected :	100%			
	Location : Throughout The	Building				
	Explanation: Strobe Lights	, Horns, Manual Pull Sta	tions, Alarm	Bells		

Mechanical	Current	Repair	Futur	e Replacement	M		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Interruptible Gas/Dual Fuel	100%		2034	* *	1		
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 Hous	e Of Det	ention	
	Explanation : 3 La Nearby City Build	arge Units And 1 Sm	all Unit I	For Summer Use. I	Boilers A	lso Supply Other	
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	
Convector/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		

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

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

Asset #: 2039

Mechanical		Current Repair Future Replacement			e Replacement	М		
System	0/ af				-			Designation
Component	% of Total	(Years)	Estimated Cost	Year FY	Estimated Cost	(Yrs)	Estimated Cost	Priority
Туре	1000	(Tears)				(115)		
Air Conditioning								
Conversion Equipment								
Reciprocating	40%	Now	\$7,000	2024	\$351,100	1	\$43,600	
Compr/Chiller			G 4 4.00	. 1 50				
			: Severe, Area Affe	cted: 5%	6			
		: 1 Unit, E		CC . 1	400/			
			tent : Light, Area A	<i></i> јјестеа :	40%			
		: Basemen		A CC 4 A	1 - 400/			
		ervanon, E 1 : Basemen	Extent : Light, Area	Ајјестеа	: 40%			
D :		non : Kotai	ry Screw Compress		Φ177 COO	1	Ф 2.4.2 00	
Reciprocating	20%			2024	\$175,600	1	\$24,200	
Compr/Chiller	D 22 Dofm	icanant Ex	tent : Light, Area A	ffeeted.	200/			
	-	gerani, Exi i : Basemen	-	јјестеа .	2070			
			u Extent : Light, Area	A ffootod	1.200/			
		ervanon, E 1 : Boiler R		Ајјестеи	. 20/0			
			ral Gas Engines Di	rivina Ca	ompressors			
Split Unit	15%	iion . ivaiii	rai Gas Engines Di	$\frac{ving cc}{2024}$	\$179,100			
Split Ollit		igarant Fr	tent : Light, Area A					
	Location	_	iem . Ligni, Areu A	јјестеи .	13/0			
XX		. Rooj		2010	¢122.000	1		
Window/Wall Unit	25%			2019	\$132,900	1		
Distribution	750/			2024	* *	4	¢14.500	
Chilled Wtr Pipe/Pump	75% 25%			2034		4	\$14,500	
No Component Terminal Devices	23%							
Air Handler/Cool/Ht	75%			2029	* *	1	\$121,100	
No Component	25%			2029		1	\$121,100	
Heat Rejection	2570							
Air Condenser Unit	15%			2024	\$77,500	2	\$27,300	
Water Cooling Tower	60%			2025	\$445,400	2	\$157,600	
No Component	25%			2023	Ψ++3,+00	2	Ψ137,000	
Ventilation	2370							
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		
Cast Holl	100%			LIFE		1		

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 QUEENS BOROUGH HALL

Mechanical	Current Repair	Future Re	placement	Ma	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Est	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sump Pump(s)						
Rigid Piping	100%	2024	\$11,000	4	\$1,600	
Fixtures				•		
Generic	100%					
Vertical Transport		_		•		
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent:	Light, Area Affected: 10	0%			
	Location: B-4					
	Explanation : One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2044	* *	1-5	\$131,600	
Sprinkler				•		
No Component	50%					
Generic	50%	2034	* *	1-2	\$36,600	

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

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



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

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

rchitecture	Current F	Repair	Futur	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Masonry: Brick	5%	*= 0 * 00	LIFE	* *	5	\$13,300	
Masonry: Granite	10% Now Cracking/Crumbling, Location: West Fac		LIFE e, Area Af	* * fected : 10%	5	\$10,000	
	Water Penetration, E. Location: Lower Le	xtent : Severe, Are					
Metal/Glass Curt Wall	25% Now Water Penetration, E.				5	\$62,600	
	Location : At Room	147, Room 454 Ai					
Metal Panel	10% Other Observation, E Location: Mechani Explanation: Metal	cal Penthouse	2047 Affected	* * : 100%	5-10	\$91,800	
Metal Coiling Doors	5% Deformed/Dented, Ex Location: Lower Le		2032 Area Affec	* * rted : 20%	5	\$20,900	
Panel/Paver: Limestone	45% Now Jnt Mortar Miss/Eroa Location: Various P Water Penetration, E. Location: Stair G	Locations Through xtent : Moderate, A	iout Area Affed	cted : 5%	5	\$45,000	
Windows Aluminum	100%		2035	* *	5	\$71,200	
Parapets	100/		LIEE	ታ ታ	7 10	Φ7. 600	
Masonry: Granite	10%	Φ1. 500	LIFE	* *	5-10	\$5,600	
Metal Panel	10% Now Corrosion/Rusting, E. Location: Interior I			cted : 20%	5	\$800	
Metal Rail	10% 2-4 Corrosion/Rusting, E. Location: Through		2040 Area Affed	* * cted : 30%	5	\$2,900	
Panel/Paver: Limestone	65% Now Caulking Deteriorated Location: Throught Staining/Discoloring,	out Extent : Moderate			5	\$2,900	
Weathering Steel	Location: Coping S 5% Now Other Observation, E Location: Steel Sup Explanation: Corre	\$1,300 xtent : Moderate, A ports - Mechanica	ıl Penthoi	use	1		

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 QUEENS CIVIL/HOUSING COURT

Asset #: 4375

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total	(Years)		FY		(Yrs)		
Type								
xterior								
Roof IRMA/Protected	60%	Now	\$96,600	2027	\$483,100			
Membrane	00%	NOW	\$90,000	2027	\$465,100			
Memorane	Drains In	ad/Misnosn	, Extent : Moderat	ο Δτοα Δ	ffected · 25%			
		ia/Misposii i : Penthous		е, птеи п	ijeciea . 2570			
			ings, Extent : Mod	erate Ar	ea Affected : 15%			
		agea 1 tash 1 : Penthou		eraie, 111	earyjeciea . 1570			
			Extent : Moderate, .	Area Affa	ected · 20%			
	-		se Roof At Cooling			's		
DI D C C D 1					**			
Plaza Roof: Stone Panel		Now	\$332,300	2057				
			xtent : Severe, Are			l M.	: E	
		i : Over ва: Courtyard	sement Parking Ga	irage - w	esi Ana Souin Fac	aaes, ma	in Eneirance Ana	
Sloped Glazing	15%		\$531,900	LIFE	* *	5	\$203,800	
Sloped Glazing			iss, Extent : Severe			3	\$203,800	
		ı : Atrium S		, агеи ау	ected . 25/0			
			ed, Extent : Modera	nto Aroa	Affected : 35%			
		n : Through		пе, Агеа	Affected . 5570			
		_	oui Extent : Moderate, A	Anag Affa	atad . 250/			
			54, Courtyard Stair			ridor		
4	Locuitor	i . Koom 43		Ojj Airii	in Ana South Corr	iuoi		
terior								
Floors	15%			2026	\$848,800	2	\$100,700	
Carpet Cast in Place Concrete	20%	Now	\$184,400	LIFE	\$040,000 * *	3 5	\$195,700	
Cast III Flace Colletete			Extent : Moderate			3	\$193,700	
	_	ı : Boiler R		., 111eu 11j	jecieu . 1570			
			extent : Severe, Are	a Affecte	1 · 10%			
			ast Corner At Lowe					
Camania Tila			Corner 111 20 W		* *		\$22,400	
Ceramic Tile	5%			2036	* *	5	\$22,400	
Cork Tile	10%			2047	* *	5	\$39,100	
Terrazzo	15%			LIFE	* *	5	\$104,900	
Vinyl Tile	30%	NT.	¢100.500	2032	* *	3	\$50,300	
Vinyl Tile	5%	Now	\$188,500 : Severe, Area Aff	2037		3	\$8,400	
			: Severe, Area Ajj evels 1 And 2	eciea : 40	170			
Total all and Walls	Locuitor	i. Lower L	eveis I Ana 2					
Interior Walls	200/	NT.	¢440.000	LIEE	* *	_	¢01.700	
Concrete Masonry Unit	20%		\$449,800 Extent : Moderate	LIFE		5	\$81,700	
	_	crumbung, 1 : Boiler R		e, Area A <u>j</u>	jeciea . 10%			
			oom Extent : Severe, Are	a Affaata	1.100/			
					1:10%			
		ı . Doner K	oom And Lower Le				#= · · · ·	
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	

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

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

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$179,300	2040	* *	5	\$69,900	
	_	_	Extent : Moderate om Ceilings	, Area Aj	ffected : 20%			
AcousTileSusp.Lay-In	20%			2040	* *	5	\$89,500	
AcousTileSusp.Lay-In	15%	Now	\$123,700	2040	* *	5	\$33,600	
	O	iscoloring, : Atrium C	Extent : Severe, A Ceiling	rea Affec	cted : 30%			
Exposed Concrete	20%	Now	\$285,300	LIFE	* *	5	\$14,000	
•			xtent : Moderate, A evels 1, 2 And Fire	00				
Exposed Struc: Steel	5%			LIFE	* *	10	\$44,700	
Gypsum Board	15%	Now	\$134,500	LIFE	* *	5	\$83,900	
V1	Location Water Pene	: Corner (etration, E	Extent : Moderate Of Room 454 xtent : Severe, Area		-		,	
	Location	: Atrium S	tair, Room 454					

lectrical	Current Repair	Future Repl	acement	Maintenance				
vstem Component Type	% of Fail Date Estimated Con Total (Years)	st Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2037	* *	5	\$1,400			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Electrical Room							
	Explanation: 3- Electrical Services	Rated @ 4000 An	nperes Each	!				
Transformers								
Dry Type	100%	2032	* *	5	\$1,200			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room, Genera	ator Room, Boiler	Room					
	Explanation: 3-45 Kva, 2-30 Kva	480/208/120 Volts	S					
Switchgear / Switchboard								
Air Circuit Breaker	100%	2037	* *	5	\$1,700			
Raceway								
Conduit	100%	2037	* *	1				
Panelboards								
Fused Disc Sw	10%	2035	* *	5	\$700			
Molded Case Bkrs	90%	2035	* *	5	\$7,600			
Wiring								
Thermoplastic	100%	2037	* *	1				

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

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

Asset #: 4375

Electrical	Current Repair		Future	Future Replacement		Maintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Motor Controllers Locally Mounted Motor Control Center Variable Frequency Drive	5% 85% 10% No	w \$70,200	2032 2032 2047	* * * * * *	5 5	\$100 \$7,400	
		, Extent : Severe, Arec chanical Rooms	a Affected :	100%			
Ground Grounding Devices Generic	100%	on, Extent : Moderate	LIFE Area Affec	* *	5	\$9,400	
	Location : Wat	er Meter Room			ong		
Stand-by Power	Елрининой : :	3- Water Mains With 3	- separate	Grouna Connecti	บนง		
Transfer Switches Automatic	90%		2032	* *	1	\$88,400	
Automatic		on, Extent : Severe, Ai 3 , Northside 5th Floo	rea Affectea		1	\$8,800	
Generators Diesel	Location: Roos				1	\$123,600	
Batteries	Explanation : I	Emergency Generator	Kaiea @ 1	400KW			
Lead/Acid	100%		2020	\$1,500	5	\$11,800	
Fuel Storage Day Tank	50% Other Observati Location : Ger	on, Extent : Moderate verator Room	2035 , Area Affeo	* * cted : 100%	5	\$29,600	
	Explanation : 2	250 Gallons Rated Ca	pacity				
Main Tank	Location: Bas	on, Extent : Moderate ement 4500 Gallons Rated C		* * cted : 100%	5	\$4,700	
Lighting Interior Lighting							
Fluorescent		on, Extent : Moderate oughout The Building I-8 Lamps	2027 , Area Affec	\$4,418,900 sted : 100%	10	\$248,800	
Fluorescent	Location : Hal	on, Extent : Moderate lways Compact Fluorescent		\$519,900 cted: 100%	10	\$29,300	
LED	5%		2035	* *			

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

Asset #: 4375

Electrical	Current Repai	Current Repair Future Replacement	e Replacement	M				
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Egress Lighting								
Emergency, Service	50%	2027	\$77,800	1				
Exit, LED	50%	2042	* *	1				
Exterior Lighting								
HID	20%	2027	\$238,900	10	\$200			
No Component	80%							
Alarm								
Security System								
No Component	60%							
Generic	40%	2027	\$382,700	1	\$47,700			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Public Spaces	And Outside						
	Explanation: CCTV Sur	veillance Camera Syst	tems					
Fire/Smoke Detection								
Generic, Digital	100%	2027	\$3,275,300	1-3	\$202,600			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation: Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors, Horns							

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Interruptible Gas/Dual Fuel	100%	2047	* *	1		
	Other Observation, Extent: Light, Are	ea Affected	: 100%			
	Location : Lower Level #2					
	Explanation: 1 5000 Gallon Oil Tan	ık				
Conversion Equipment						
Furnace	5%	2027	\$19,300	1	\$7,900	
	Other Observation, Extent: Light, Are Location: Roof	ea Affected	: 100%			
	Explanation: 1 Roof Top Air Condit Equipment Is Not In Service	ioning Uni	it			
Hot Water Boiler	95%	2032	* *	1	\$149,900	
	Other Observation, Extent: Light, Are	ea Affected	: 95%			
	Location : Sub-basement Boiler Roo	m				
	Explanation : 2 Dual Fuel Hot Wate	r Boilers				
Distribution						
Hot Wtr Piping/Pump	95%	2035	* *	4	\$22,400	
No Component	5%					

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

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

Asset #: 4375

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Terminal Devices								
Air Handler	10%	0-2	\$170,500	2037	* *	1	\$17,800	
	-		oderate, Area Affe					
			maged Duct Insul					
	-	_	nt : Moderate, Ared				F 117.1	
	Defectiv	-	or Penthouse, 7 Of Frequency Drives			· Return .		
Air Handler	40%			2027	\$682,000	1	\$78,900	
Convector/Radiator	49%			2032	* *	1	\$50,500	
Convector/Radiator	1%		\$29,900	2047	* *	1	\$900	
			: Moderate, Area A				1 25 1 5	
	Location	i : Fisrt Flo	or, Ruptured Base	Board R	aatator Piping, Ap	roximate	ety 25 LF	
ir Conditioning								
Energy Source	10007			20.42	* *	1		
Electricity	100%			2043	* *	1		
Conversion Equipment	700/			2020	* *	1	¢241.000	
Centrifugal, Elec Chiller		is smant Em	ent : Light, Area A	2030		1	\$241,800	
		~	ent : Lignt, Area A ation Room	дестеа :	/0%			
			шоп коот xtent : Light, Area	Affortad	. 700/			
			xieni . Ligni, Area ation Room, Basem		. 70%			
			oll Compressor Ch					
Interior Disa Unit	<u> </u>	0-2	\$203,600	2032	* *	2	\$800	
Interior Pkg Unit - Cooling	3%	0-2	\$203,000	2032		2	\$600	
Coomig	Malfuncti	onina Frte	nt : Moderate, Ared	a Affecte	1 · 100%			
	-	_	out, Multiple Mec			ditioners	2. 3. 4 And 5	
Interior Pkg Unit -	5%				ejecis ro mi			
IIIIEIIOI EKY UIIII -				2021	\$202 600	2		
	370			2021	\$203,600	2	\$1,000	
Cooling							\$1,000	
Cooling Ext Pkg Unit -	5%			2021 2027	\$203,600 \$104,300	2		
Cooling	5%	ioerant Fxi	ent · Lioht Area A	2027	\$104,300		\$1,000	
Cooling Ext Pkg Unit -	5% R-22 Refr	_	ent : Light, Area A e Roof	2027	\$104,300		\$1,000	
Cooling Ext Pkg Unit -	5% R-22 Refr. Location	: Penthous	e Roof	2027 ffected :	\$104,300 10%		\$1,000	
Cooling Ext Pkg Unit -	5% R-22 Refr. Location Other Obs	: Penthous servation, E	e Roof xtent : Light, Area	2027 ffected :	\$104,300 10%		\$1,000	
Cooling Ext Pkg Unit -	5% R-22 Refr. Location Other Obs	: Penthous servation, E i : Penthous	e Roof xtent : Light, Area e Roof	2027 ffected : Affected	\$104,300 10%		\$1,000	
Cooling Ext Pkg Unit - Heating/Cooling	5% R-22 Refr. Location Other Obs Location Explana	: Penthous servation, E i : Penthous	e Roof xtent : Light, Area	2027 ffected : Affected	\$104,300 10%		\$1,000	
Cooling Ext Pkg Unit - Heating/Cooling No Component	5% R-22 Refr. Location Other Obs	: Penthous servation, E i : Penthous	e Roof xtent : Light, Area e Roof	2027 ffected : Affected	\$104,300 10%		\$1,000	
Cooling Ext Pkg Unit - Heating/Cooling No Component Distribution	5% R-22 Refr. Location Other Obs Location Explana 15%	: Penthous servation, E i : Penthous	e Roof xtent : Light, Area e Roof	2027 ffected : Affected it	\$104,300 10%	2	\$1,000 \$1,000	
Cooling Ext Pkg Unit - Heating/Cooling No Component Distribution Chilled Wtr Pipe/Pump	5% R-22 Refr. Location Other Obs Location Explana 15%	: Penthous servation, E i : Penthous	e Roof xtent : Light, Area e Roof	2027 ffected : Affected	\$104,300 10% : 10%		\$1,000	
Cooling Ext Pkg Unit - Heating/Cooling No Component Distribution Chilled Wtr Pipe/Pump No Component	5% R-22 Refr. Location Other Obs Location Explana 15%	: Penthous servation, E i : Penthous	e Roof xtent : Light, Area e Roof	2027 ffected : Affected it	\$104,300 10% : 10%	2	\$1,000 \$1,000	
Cooling Ext Pkg Unit - Heating/Cooling No Component Distribution Chilled Wtr Pipe/Pump No Component Terminal Devices	5% R-22 Refr. Location Other Obs Location Explana 15% 70% 30%	: Penthous servation, E i : Penthous	e Roof xtent : Light, Area e Roof	2027 ffected: Affected it 2047	\$104,300 10% : 10% * *	4	\$1,000 \$1,000 \$16,500	
Cooling Ext Pkg Unit - Heating/Cooling No Component Distribution Chilled Wtr Pipe/Pump No Component	5% R-22 Refr. Location Other Obs Location Explana 15%	: Penthous servation, E i : Penthous	e Roof xtent : Light, Area e Roof	2027 ffected : Affected it	\$104,300 10% : 10%	2	\$1,000 \$1,000	

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

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

Asset #: 4375

Mechanical	Current Repair		Futur	e Replacement	M		
System Component Type		Date Estimated Cost ars)	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-	' '	2032	* *	2	\$25,700	
		ıt : Moderate, Area Affe					
	Location: Roc	of, Deteriorating Hot D	eck Sectio	n Of Cooling Tow	er		
No Component	30%						
/entilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$281,800	
Exhaust Fans							
Roof	10%		2027	\$25,100	2	\$1,000	
No Component	90%						
	Other Observat	ion, Extent : Light, Area	Affected	: 0%			
	Location : Fif	th Floor Penthouse					
	Explanation:	This Component Is Alre	ady Accoi	unted For Under T	he Heati	ng Section Of	
	This Report						
Plumbing							
H/C Water Piping							
Brass/Copper	95%		2047	* *	1		
Brass/Copper	5% 0-	' '	2057	* *	1		
		ıt : Moderate, Area Affe					
	Location : Bas	sement, Corroded Main	Valve Tro	iin			
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	* *			
	Other Observat	ion, Extent : Light, Area	Affected	: 75%			
	Location: 1-5						
	Explanation:	8 Units					
Hydraulic	25%		LIFE	* *			
y 		ion, Extent : Light, Area		: 25%			
	Location: (1)		33				
	Explanation:						

Fire Suppression

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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 QUEENS CIVIL/HOUSING COURT

Mechanical	Current Repair	Future Replaceme	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Standpipe Generic	100%	2047	* *	1-5	\$160,900	
Sprinkler						
Generic	100%	2047	* *	1-2	\$89,400	
Fire Pump						
Generic	100%	2036	* *	1	\$59,600	

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			



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

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

Architecture		Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Exterior Walls									
Masonry: Brick	15%			LIFE	* *	5	\$231,400		
Masonry: Brick	15%	Now	\$1,729,400	LIFE	* *	5	\$115,700		
	Cracking/Crumbling, Extent: Moderate, Area Affected: 30%								
	Location: Throughout								
	Diagonal Cracks, Extent : Moderate, Area Affected : 75%								
		: Through							
			l, Extent : Moderat	e, Area A	Affected: 30%				
		: Through							
Masonry: Granite	2%	Now	\$180,800	LIFE	* *	5	\$11,600		
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10% Location : Throughout							
	Location	: Through	out						
Masonry: Limestone	10%			LIFE	* *	5	\$115,700		
Masonry: Limestone	45%			LIFE	* *	5	\$520,600		
	Staining/Di	iscoloring,	Extent: Moderate	, Area Ą	ffected : 20%				
	Location	: 1961 Wir	ıg						
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		
	Ctrwt/Baln	c Not Fund	ct, Extent : Modera	te, Area	Affected : 30%				
	Location	: Through	out						
		-	xtent : Moderate, A	rea Affe	ected : 30%				
	Location: Throughout								
	Water Penetration, Extent: Moderate, Area Affected: 20%								
	Location	: Through	out						
Glass Block	5%	Now	\$42,500	LIFE	* *	5	\$5,400		
	Broken/Mis	ssing Elem	ents, Extent : Light	, Area A	ffected : 10%				
	Location	: Through	out						

Asset #: 2764

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Concrete Masonry Unit	20%	Now	\$21,500	LIFE	* *	5	\$9,400	
	_	_	Extent : Light, Are	ea Affect	ed : 10%			
		: Through		A CC	4-1-200/			
			d, Extent : Light, A	еа Ајјес	rtea : 20%			
W D:1		: Through	Оиі	LIDE	* *	7.10	Φ20. 500	
Masonry: Brick	10%	NT.	\$20 <i>C</i> 000	LIFE	**	5-10	\$28,500	
Masonry: Brick	30%	Now Crumbling	\$286,000 Extent : Moderate	LIFE		5	\$12,500	
	_	: Through		, Агеи А	ijeciea . 1070			
			ou. ot, Extent : Moderai	te Area	Affected · 25%			
	_	: Through		e, 117 eu 1	ingecieu : 2570			
		_	xtent : Moderate, A	rea Affe	cted : 20%			
		: Through		33				
Masonry: Limestone	30%	Now	\$388,900	LIFE	* *	5	\$15,700	
1.143011191 211110310110			Extent : Moderate		ffected : 20%		Ψ10,700	
	Location	: Through	out					
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 20%			
	Location	: Through	out					
Metal Rail	10%			2040	* *	5-10	\$75,300	
Roof								
Built-Up (BUR)	10%	Now	\$13,500	2027	\$135,500			
			xtent : Moderate, A	rea Affe	cted : 10%			
		: Through						
Modified Bitumen	20%	Now	\$344,500	2037	* *			
			derate, Area Affecte					
			echanical Room Per					
	-	-	ctent : Moderate, A echanical Room Pe					
			ecnanicai Room Pel Extent : Moderate, A					
			xieni . Moderaie, A echanical Room Pei					
M. 4.C. 4 D.4		. Over me	enanicai Room i e			10	¢124.200	
Modified Bitumen Plaza Roof: Stone Panels	45% s 20%	Now	\$129,800	2027 2037	\$775,200 * *	10	\$134,300	
Plaza Roof: Stolle Pallers			\$129,800 Extent : Moderate, A					
	Location		niciii . Moderale, r	ircu rijje	cica . 10/0			
Skylight Motel/Glass	5%	0-2	\$219.500	2047	* *			
Skylight, Metal/Glass			\$218,500 nents, Extent : Mod	2047 erate Ar				
		: Through		u.c., 111	- 20/0			
nterior								

Interior

Architecture	Current R	epair	Future	Replacement	Ma	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
iterior							
Floors							
Carpet	15% 0-2 Punct/Tear/Impact De Location : Through	_	2029 oderate, A	* * rea Affected : 40%	3	\$226,200	
Cast in Place Concrete	7% 0-2 Cracking/Crumbling, Location : Througho		LIFE , Area Aff	* * ected : 10%	5	\$153,900	
Ceramic Tile	3% Now	\$57,900	2036	* *	5	\$15,100	
	Cracking/Crumbling, Location: Througho		, Area Aff	ected : 30%			
Granite Panels	5% 0-2 Cracking/Crumbling, Location : Througho		LIFE , Area Aff	* * ected : 30%	5	\$37,700	
Terrazzo	5% Now Cracking/Crumbling, Location: Througho		LIFE ea Affected	* * l : 10%	5	\$39,300	
Vinyl Tile	15% 0-2 Cracking/Crumbling, Location: Througho		2037 , Area Aff	* * ected : 100%	3	\$56,500	
Vinyl Tile	30%		2027	\$2,540,900	3	\$150,800	
Vinyl Tile 9" X 9"	20% Now Cracking/Crumbling, Location: Througho		2022 , Area Aff	\$2,194,500 lected : 40%	3	\$75,400	
Interior Walls							
Ceramic Tile	5% 0-2 Cracking/Crumbling, Location: Througho		2036 ea Affected	* * l : 10%	5	\$18,400	
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 Cracking/Crumbling, Location: Througho		LIFE , Area Aff	* * ected : 10%			
Wood	5% 0-2 Deteriorated Finish, I Location: Througho		LIFE Area Affe	* * cted : 100%	5	\$147,600	

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

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

Asset #: 2764

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	5%	0-2	\$231,500	2032	* *	5	\$25,100	
	O	Crumbling, : Through	Extent : Moderate out	, Area Aj	ffected : 60%			
AcousTileConcealSpLn	17%			2040	* *	5	\$213,600	
AcousTileConcealSpLn	30%			2032	* *	5	\$377,000	
Exposed Struc: Steel	5%	Now	\$524,500	LIFE	* *			
-	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	: Mechani	cal Room Penthou	se (1994	Wing)			
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	
	O	Crumbling, : Through	Extent : Light, Are	ea Affecte	ed : 20%			
			xtent : Moderate, A 0, 825, 856	Area Affe	cted : 10%			

ectrical	Current Repair	Future	Replacement	M			
stem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts							
Service Equipment							
Air Circuit Breaker	50%	2027	\$77,900	5	\$1,600		
	Other Observation, Extent: Mode	rate, Area Affec	rted : 100%				
	Location : Electrical Room 1						
	Explanation: Two 4000 Amps M	ain Disconnect	Switch				
Fused Disc Sw	50%	2047	* *	5	\$1,300		
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Electrical Room 2						
	Explanation: Two 3000 Amps M	ain Disconnect	Switch				
Transformers							
Dry Type	100%	2040	* *	5	\$2,300		
	Other Observation, Extent: Mode	rate, Area Affec	rted : 100%				
	Location: Electrical Room 2						
	Explanation : 150 Kva, 480/208/	120 Volts					
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			

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

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

Asset #: 2764

Electrical	С	urrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		il Date Estimated Cost Years)	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		
	Insulation Ag Location : (ed, Extent : Moderate, Are Old Sections	ea Affecte	ed : 100%			
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	10%		2044	* *			
Drive							
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	Location : (ation, Extent : Moderate, 2 Generator Room - Penthou 1 : One 400 Kw		* * ected : 100%	1	\$239,700	
Batteries	7						
Nickel Cadmium	100%		2022	\$1,500	5	\$138,000	
Fuel Storage				+ -,		+,	
Day Tank	50%		2043	* *	5	\$57,400	
,		ation, Extent : Moderate, A		ected : 100%	-	70.,	
		Generator Room - Penthou					
		: One 300 Gallons					
Main Tank	50%		2055	* *	5	\$9,100	
Tradit I Will		ation, Extent : Moderate, 1		ected : 100%	3	Ψ>,100	
	Location : B		<i>1 -,,,</i> C				
		: 10,000 Gallons					
Lighting	Елриананоп	. 10,000 Gallons					

Lighting

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

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

Asset #: 2764

Electrical	Current Repair	Futu	re Replacement	nt Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	40%	2022	\$4,033,400	10	\$227,100	
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location: Throughout The Building					
	Explanation: T-12 Lamps				** **********************************	
Fluorescent	5%	2032	* *	10	\$28,400	
	Other Observation, Extent : Moderate,					
	Location: New Sections					
	Explanation: Compact Flourescent L					
Fluorescent	10%	2037	* *	10	\$56,800	
	T-8 Lamps And Fixtures, Extent: Mode	rate, Are	a Affected : 100%			
	Location: Throughout The Building					
HID	10%	2032	* *	10	\$2,000	
Incandescent	10%	2032	* *	2	\$1,400	
LED	25%	2037	* *			
Egress Lighting						
Emergency, Service	10%	2037	* *	1		
Emergency, Battery	20%	2027	\$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	Futur	e Replacement	М	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Campus Steam	80%	2037	* *	1			
	Other Observation, Extent: Light, Area	Affected	: 80%				
	Location: Basement						
	Explanation: Steam Supply From Borough Hall.						
Interruptible Gas/Dual	20%	2047	* *	1			
Fuel							

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 QUEENS CRIMINAL COURTS

Asset #: 2764

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	20%			2032	* *	1	\$61,200	
			ent : Light, Area	Affected	: 20%			
		ı : Q1 Mechai						
		tion: 2 Units						
Pres. Reducing Valve/L Steam	P 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	
Convector/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 Chille	r 80%			2030	* *	1	\$535,900	
2 ,		servation, Ext	ent : Light, Area	Affected	: 80%			
	Location	ı : Main Build	ling Refrigeratio	n Room A	And Q1 Refrigerati	on Room		
		tion : Refrige						
Interior Pkg Unit -	10%			2021	\$789,900	2	\$3,800	
Cooling	1070			2021	Ψ700,000	-	Ψ2,000	
coomig	R-22 Refr	igerant. Exter	nt : Light, Area A	ffected :	10%			
	_	ı : Various Lo	-	,,				
Exterior Disa Unit	10%			2027	\$283,100	2	\$3,800	
Exterior Pkg Unit -	10%			2027	\$283,100	2	\$3,800	
Cooling	R-22 Rofr	iaarant Evtar	ıt : Light, Area Ą	ffected :	10%			
	Location		n . Ligiii, Area A	пестеи.	10/0			
Distribution	Locuitor	. Rooj						
	200/			2027	* *	4	¢24.400	
Chilled Wtr Pipe/Pump	80%			2037	4- 4-	4	\$24,400	
No Component	20%							
Terminal Devices	0.004			2027	60.004.200	1	#207 200	
Air Handler/Cool/Ht	80%			2027	\$2,084,300	1	\$306,200	
No Component	20%							
Heat Rejection	• • • •				***	_	40.4.	
Remote Air Cond	20%			2027	\$732,800	2	\$86,200	
Water Cooling Tower	80%		\$422,600	2021	\$1,408,500	2	\$398,700	
			lerate, Area Affe	cted : 509	%			
	Location	ı : Shell Badly	[,] Corroded					
Ventilation						_		_
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$546,500	
Exhaust Fans								
Interior	90%			2032	* *	2	\$17,100	
	10%							

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

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

Mechanical	Currer	nt Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing							
H/C Water Piping							
Brass/Copper	100%		2037	* *	1		
Water Heater							
Gas Fired	100% 0-2	\$42,800	2022	\$142,700	2	\$7,200	
		, Extent : Severe, Are					
		lain Building, 1 In Q		g			
	Explanation : 1 (Out Of 3 Is Obsolete U	Init				
HW Heat Exchanger	000/		2025			4.0.6 22	
Low Temp	80%		2037	* *	4	\$49,000	
No Component	20%						
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Rigid Piping	100%		2027	\$11,000	4	\$2,500	
Sewage Ejector(s)							
Electric	100%		2027	\$11,000	4	\$2,500	
Backflow Preventer							
No Component	40%						
Generic	60%		2027	\$35,700	1	\$22,700	
Fixtures							
Generic	100%						
ertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
		, Extent : Light, Area	Affected	: 100%			
	Location: Throu	_					
	Explanation: 19	Units					
ire Suppression							
Standpipe	40-						
Generic	100%		2037	* *	1-5	\$312,100	
Sprinkler							
No Component	80%					.	
Generic	20%		2037	* *	1-2	\$34,700	
Fire Pump							
Generic	100%		2030	* *	1	\$115,600	

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

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

Print Date: 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
	ψ 102 92 00	Ψ == 0,000	Ψ=01,000	φ1/3,200
Importance Code A	\$18,000	\$36,800	\$19,400	\$8,700
Importance Code A Importance Code B		. ,	,	,
<u> </u>	\$18,000	\$36,800	\$19,400	\$8,700



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

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

Asset #: 13663

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	92%			LIFE	* *	5	\$170,600	
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%		\$9,400	LIFE	* *	5	\$4,100	
			l, Extent : Moderat	e, Area A	Affected : 25%			
	Location	ı : Coping						
Stucco Cement	45%			2037	* *	5	\$15,300	
Roof							•	
IRMA/Protected	80%			2029	* *	10	\$56,800	
Membrane								
Skylight, Plastic	5%			2037	* *	1		
Sloped Glazing	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	Cu	irrent l	Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date ears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 13663

Electrical	Current Re	Current Repair		Future Replacement		Maintenance	
ystem Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2044	* *	5	\$800	
	Other Observation, Ext		rea Affe	cted : 100%			
	Location: Electrical						
	Explanation: 2- Mair	ı Service Switches	Rated	@ 2000 Amperes A	And 1200	Amperes	
Transformers					_		
Dry Type	100%		2037	* *	5	\$600	
	Other Observation, Ext			cted : 100%			
	Location : Electrical						
	Explanation : 45 Kva	, 2- 30 Kva 480/2	018/120)v			
Switchgear / Switchboard							
Fused Disc Sw	100%		2044	* *	5	\$800	
Raceway							
Conduit	100%		2044	* *	1		
Panelboards							
Fused Disc Sw	10%		2040	* *	5	\$400	
Molded Case Bkrs	90%		2040	* *	5	\$4,100	
Wiring							
Thermoplastic	100%		2044	* *	1		
Motor Controllers							
Locally Mounted	10%		2037	* *	5	\$100	
Motor Control Center	90%		2037	* *	5	\$4,300	
round							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$2,600	
and-by Power							
Transfer Switches							
Automatic	100%		2037	* *	1	\$53,800	
Generators							
Diesel	100%		2033	* *	1	\$67,800	
	Other Observation, Ext	ent : Moderate, A	rea Affe	cted : 100%		. ,	
	Location : Penthouse						
	Explanation : Emerge	ency Generator Ra	ited @ 1	100 Kw			
Batteries	. 0						
Lead/Acid	100%		2018	\$1,500	5	\$6,500	
Fuel Storage			-	. ,		,	
Day Tank	50%		2040	* *	5	\$16,200	
Duy Tumi	Other Observation, Ext	ent : Moderate. A		cted : 100%		Ψ10 ,2 00	
	Location : Penthouse		-55				
	Explanation: 275 Ga	llon Capacity					
Main Tank	50%	capacity	2052	* *	5	\$2,600	
maiii Lalik	Other Observation, Ext	ent · Moderate A			3	\$2,000	
	Location : Basement	ет . тоаегаге, А	геи Ајје	ией . 100/0			
		allon Caracita					
ahtina	Explanation: 5000 G	аноп Сарасиу					

Lighting

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

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

Asset #: 13663

Electrical	Current Repair	Future Replace	Future Replacement Maintenance		aintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority		
ighting								
Interior Lighting								
Fluorescent	90%	2029	* *	10	\$144,500			
	T-8 Lamps And Fixtures, Extent:		: 100%					
	Location: Throughout The Build							
Fluorescent	10%	2029	* *	10	\$16,100			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation: Compact Fluoresc	ent Light Fixtures						
Egress Lighting	500/	2020	* *	1				
Emergency, Service	50%	2029	**	1				
Exit, LED	50%	2052	* *	1				
Exterior Lighting	1000/	2020	* *	10	\$500			
HID	100%	2029	4- 4-	10	\$300			
ightning Protection Arresters/Cabling								
Generic	100%	2052	* *	5	\$5,100			
Generie	Other Observation, Extent : Mode		0%	3	Ψ5,100			
	Location : Roof							
	Explanation : Copper							
larm								
Security System								
No Component	70%							
Generic	30%	2029	* *	1	\$19,600			
	Other Observation, Extent: Mode		0%					
	Location : Hallways, Lobby And Outside							
	Explanation : C C T V Surveilla	nce Cameras						
Fire/Smoke Detection	4.000	-0						
Generic	100%	2029	**	1-3	\$107,800			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Throughout The Build		- A - 1 C	l . D .				
	Explanation: Strobe Lights, Hot	rns, Manual Pull Station	s And Sm	ioke Dete	ectors			

Mechanical	Current Rep	pair Futu	re Replacement	Ma	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Interruptible Gas/Dual	100%	2044	* *	1		
Fuel						
Conversion Equipment						
Hot Water Boiler	100%	2037	* *	1	\$86,500	
	Other Observation, Exte	ent : Light, Area Affecte	d: 100%			
	Location : Basement E	Boiler Room				
	Explanation: 2 Units					
Distribution						
Hot Wtr Piping/Pump	100%	2040	* *	4	\$8,600	

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

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

Asset #: 13663

Mechanical	Current Repair		Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating	•		•				
Terminal Devices							
Air Handler	60%		2029	* *	1	\$64,900	
Convector/Radiator	40%		2037	* *	1	\$22,600	
ir Conditioning							
Energy Source							
Natural Gas	100%		2044	* *	1		
Conversion Equipment							
Absorption	90%		2029	* *	1	\$170,400	
Chiller/Direct Fire							
	Other Observation,	Extent : Light, Area	Affected	: 90%			
	Location: Baseme	nt					
	Explanation: 3 Ur	iits					
Reciprocating	10%		2029	* *	1	\$8,100	
Compr/Chiller						. ,	
Distribution							
Chilled Wtr Pipe/Pump	100%		2044	* *	4	\$8,600	
Terminal Devices						+ 0,000	
Air Handler/Cool/Ht	100%		2029	* *	1	\$108,200	
Heat Rejection	10070					\$100 ,2 00	
Air Condenser Unit	10%		2029	* *	2	\$12,200	
Water Cooling Tower	90%		2025	\$448,000	2	\$158,500	
Ventilation	7070		2023	Ψ110,000		Ψ130,300	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$97,600	
Exhaust Fans	10070					ψ>7,000	
Interior	98%		2029	* *	2	\$5,300	
Roof	2%		2029	* *	2	\$100	
lumbing	270		2027			Ψ100	
H/C Water Piping							
Brass/Copper	100%		2044	* *	1		
Water Heater	10070		2011				
Gas Fired	100%		2022	\$40,300	2	\$2,500	
Sanitary Piping	10070		2022	Ψ+0,500		Ψ2,300	
Cast Iron	100%		LIFE	* *	1		
-	10070		LILL		1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
	10070		LIII		1		
Sewage Ejector(s) Electric	100%		2029	* *	4	\$1,600	
	100%		2029		4	\$1,000	
Fixtures	1000/						
Generic	100%						
Vertical Transport							
Elevators Geared Traction	100%		LIFE	* *			
Geared Traction	100% Other Observation,	Extent : Light A					
		Extent : Lignt, Area Ph, (8) B-5, (3) B		. 100/0			
			- 				
	Explanation : 12 U	rius					

Maintenance \$ are aggregated over a 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

Mechanical	Current Repair	Future Repla	acement	Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim FY	ated Cost Cycl (Yrs		Priority
Vertical Transport					
Escalators					
Over 20' Rise	100%	LIFE	* *		
	Other Observation, Extent : L	ight, Area Affected : 100%	Ó		
	Location: First To Second,	Second To Third And Thir	d To Fourth Floo	rs	
	Explanation: 6 Units				
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	

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



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

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

Asset # : 2038

	Current Repair Future Replacement		e Replacement	M			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Bronze/Brass	2%		LIFE	* *	_	Φ 2.7. 2 00	
Masonry: Granite	8%	Φ022 100	LIFE	* *	5	\$25,300	
Masonry: Limestone	90% Now	\$822,100	LIFE		5	\$284,800	
	Cracking/Crumbling, Location: Courtree		, Area A <u>j</u>	jeciea : 5%			
	Staining/Discoloring		Area At	facted · 25%			
	Location: Through			-			
Windows	Location : Through	out III Doors, Exte	TOT Build	ony, Spanareis			
Aluminum	93%		2040	* *	5	\$67,300	
Metal Louvers	2%		2033	* *	10	\$9,000	
Steel	5%		2032	* *	5	\$45,200	
Parapets						· · · · · · · · · · · · · · · · · · ·	
Masonry: Limestone	85% Now	\$340,800	LIFE	* *	5	\$27,600	
·	Broken/Missing Elen	nents, Extent : Seve	re, Area A	Affected : 2%			
	Location : Southeas	st Corner					
	Jnt Mortar Miss/Eroc	d, Extent : Moderat	e, Area A	Affected : 10%			
	Location : Through	out					
	Staining/Discoloring		, Area Aj	fected : 25%			
	Location: Through	out					
Metal Rail	Location : Through	out	2029	* *	5-10	\$69,800	
Metal Rail Roof		out	2029	* *	5-10	\$69,800	
	15%		2037	* *	5-10	\$69,800 \$151,400	
Roof	15% 60% Other Observation, E	Extent : Moderate, 1	2037	* *			
Roof	15% 60% Other Observation, E Location: Through	Extent : Moderate, 1	2037	* *			
Roof Metal Panel	60% Other Observation, E Location: Through Explanation: Paint	Extent : Moderate, 1 out ted Surfaces	2037 Area Affe	* * cted : 100%			
Roof	60% Other Observation, E Location: Through Explanation: Paint 35% Now	Extent : Moderate, A out ted Surfaces \$27,800	2037 Area Affe 2029	* * cted : 100%			
Roof Metal Panel	60% Other Observation, E Location: Through Explanation: Paint 35% Now Miss/Damaged Flash	Extent : Moderate, 1 out red Surfaces \$27,800 rings, Extent : Mod	2037 Area Affe 2029	* * cted : 100%			
Roof Metal Panel	60% Other Observation, E Location: Through Explanation: Paint 35% Now Miss/Damaged Flash Location: Over Co	Extent: Moderate, A out red Surfaces \$27,800 ings, Extent: Mod urtroom 68	2037 Area Affe 2029 erate, Ara	* * cted : 100% * * ea Affected : 10%			
Roof Metal Panel	60% Other Observation, E Location: Through Explanation: Paint 35% Now Miss/Damaged Flash Location: Over Co Water Penetration, E	Extent: Moderate, A out sed Surfaces \$27,800 sings, Extent: Mod urtroom 68 Extent: Moderate, A	2037 Area Affe 2029 erate, Ara	* * cted : 100% * * ea Affected : 10%			
Roof Metal Panel Modified Bitumen	60% Other Observation, E Location: Through Explanation: Paint 35% Now Miss/Damaged Flash Location: Over Co Water Penetration, E Location: Over Co	Extent: Moderate, A out sed Surfaces \$27,800 sings, Extent: Mod urtroom 68 Extent: Moderate, A	2037 Area Affe 2029 erate, Ara	* * cted : 100% * * ea Affected : 10% cted : 10%	10	\$151,400	
Roof Metal Panel Modified Bitumen Skylight, Metal/Glass	60% Other Observation, E Location: Through Explanation: Paint 35% Now Miss/Damaged Flash Location: Over Co Water Penetration, E	Extent: Moderate, A out sed Surfaces \$27,800 sings, Extent: Mod urtroom 68 Extent: Moderate, A	2037 Area Affe 2029 erate, Ara	* * cted : 100% * * ea Affected : 10%			
Roof Metal Panel Modified Bitumen Skylight, Metal/Glass Interior	60% Other Observation, E Location: Through Explanation: Paint 35% Now Miss/Damaged Flash Location: Over Co Water Penetration, E Location: Over Co	Extent: Moderate, A out sed Surfaces \$27,800 sings, Extent: Mod urtroom 68 Extent: Moderate, A	2037 Area Affe 2029 erate, Ara	* * cted : 100% * * ea Affected : 10% cted : 10%	10	\$151,400	
Roof Metal Panel Modified Bitumen Skylight, Metal/Glass Interior Floors	15% 60% Other Observation, E Location: Through Explanation: Paint 35% Now Miss/Damaged Flash Location: Over Co Water Penetration, E Location: Over Co 5%	Extent: Moderate, A out sed Surfaces \$27,800 sings, Extent: Mod urtroom 68 Extent: Moderate, A	2037 Area Affe 2029 erate, Are Area Affec 2034	* * cted : 100% * * ea Affected : 10% cted : 10% * *	10	\$151,400 \$22,900	
Roof Metal Panel Modified Bitumen Skylight, Metal/Glass Interior Floors Carpet	60% Other Observation, E Location: Through Explanation: Paint 35% Now Miss/Damaged Flash Location: Over Co Water Penetration, E Location: Over Co 5%	Extent: Moderate, A out sed Surfaces \$27,800 sings, Extent: Mod urtroom 68 Extent: Moderate, A	2037 Area Affe 2029 erate, Area Affect 2034	* * ea Affected : 10% cted : 10% ** \$891,500	10	\$151,400 \$22,900 \$105,700	
Roof Metal Panel Modified Bitumen Skylight, Metal/Glass Interior Floors Carpet Cast in Place Concrete	60% Other Observation, E Location: Through Explanation: Paint 35% Now Miss/Damaged Flash Location: Over Co Water Penetration, E Location: Over Co 5%	Extent: Moderate, A out sed Surfaces \$27,800 sings, Extent: Mod urtroom 68 Extent: Moderate, A	2037 Area Affe 2029 erate, Area Affect 2034 2023 LIFE	** ea Affected: 10% ted: 10% ** \$891,500 **	10	\$151,400 \$22,900 \$105,700 \$51,400	
Roof Metal Panel Modified Bitumen Skylight, Metal/Glass Interior Floors Carpet Cast in Place Concrete Ceramic Tile	15% 60% Other Observation, E Location: Through Explanation: Paint 35% Now Miss/Damaged Flash Location: Over Co Water Penetration, E Location: Over Co 5% 15% 5%	Extent: Moderate, A out sed Surfaces \$27,800 sings, Extent: Mod urtroom 68 Extent: Moderate, A	2037 Area Affe 2029 erate, Area Affect 2034 2023 LIFE 2027	* * ea Affected : 10% cted : 10% ** \$891,500	10 10 3 5 5	\$151,400 \$22,900 \$105,700 \$51,400 \$23,500	
Roof Metal Panel Modified Bitumen Skylight, Metal/Glass Interior Floors Carpet Cast in Place Concrete Ceramic Tile Marble Panels	15% 60% Other Observation, E Location: Through Explanation: Paint 35% Now Miss/Damaged Flash Location: Over Co Water Penetration, E Location: Over Co 5% 15% 5% 5%	Extent: Moderate, A out sed Surfaces \$27,800 sings, Extent: Mod urtroom 68 Extent: Moderate, A	2037 Area Affe 2029 erate, Area Affect 2034 2023 LIFE 2027 LIFE	** ** ** ** ** ** ** ** ** **	10 10 3 5 5 5 5	\$151,400 \$22,900 \$105,700 \$51,400 \$23,500 \$17,600	
Roof Metal Panel Modified Bitumen Skylight, Metal/Glass Interior Floors Carpet Cast in Place Concrete Ceramic Tile	15% 60% Other Observation, E Location: Through Explanation: Paint 35% Now Miss/Damaged Flash Location: Over Co Water Penetration, E Location: Over Co 5% 15% 5%	Extent: Moderate, A out sed Surfaces \$27,800 sings, Extent: Mod urtroom 68 Extent: Moderate, A	2037 Area Affe 2029 erate, Area Affect 2034 2023 LIFE 2027	** ea Affected: 10% ** ea Affected: 10% ** \$891,500 ** \$451,200 **	10 10 3 5 5	\$151,400 \$22,900 \$105,700 \$51,400 \$23,500	

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

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

Asset #: 2038

Architecture		Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Interior Walls							
Gypsum Board	10%		LIFE	* *	5	\$57,300	
Gypsum Board	10%		LIFE	* *	5	\$57,300	
Marble Panels	15%		LIFE	* *			
Plaster	15%		LIFE	* *	5	\$43,000	
Plaster	25%		LIFE	* *	5	\$71,600	
Wood	20%		LIFE	* *	5	\$763,700	
Wood	5%		LIFE	* *	5	\$190,900	
Ceilings							
AcousTileSusp.Lay-In	10%		2037	* *	5	\$47,000	
AcousTileSusp.Lay-In	10%		2029	* *	5	\$47,000	
Gypsum Board	5%		LIFE	* *	5	\$29,400	
Plaster	20%		LIFE	* *	5	\$58,700	
Plaster	55%		LIFE	* *	5	\$161,500	
	Water Per	netration, Extent : Moderate,	Area Affe	ected : 10%			
	Location	ı : Courtroom 68					

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2044	* *	5	\$700	
			xtent : Moderate, A	Area Affe	cted : 100%			
	Location	: Electrica	ıl Room					
	Explanat	ion : Two 4	4000 Amps Main D	isconnec	et Switch			
Fused Disc Sw	50%			2034	* *	5	\$700	
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	cted : 100%			
	Location	: Electrica	ıl Room					
	Explanat	ion : One 3	3000 And One 1200	Amps M	Iain Disconnect Sv	vitch		
Transformers								
Dry Type	100%			2037	* *	5	\$1,100	
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	cted : 100%			
	Location	: Chiller H	Room					
	Explanat	ion : 2- 75	0 Kva, 480/277/208	8 Volts				
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	

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

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

Asset #: 2038

Electrical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	stimated 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	1000/	LIEE	* *	_	¢4.500	
Generic	100%	LIFE	* * *	5	\$4,500	
stand-by Power						
Transfer Switches Automatic	100%	2037	* *	1	\$94,800	
Generators	100/0	2037		1	\$24,800	
Diesel	100%	2033	* *	1	\$119,400	
Dieser	Other Observation, Extent : Moderat		ed : 100%	1	Ψ112,400	
	Location: Roof	ic, 111 ca 11,5 ccic	. 10070			
	Explanation : No Available Namep	late Rating Ca	pacity			
Batteries						
Lead/Acid	100%	2018	\$1,500	5	\$11,400	
Fuel Storage			•			
Day Tank	50%	2040	* *	5	\$28,600	
	Other Observation, Extent: Moderate Location: Roof Explanation: 275 Gallon Capacity		ed : 100%			
Main Tank	50%	2052	* *	5	\$4,500	
	Other Observation, Extent: Moderat Location: Underground Explanation: 2000 Gallon Capacit		ed : 100%			
Lighting						
Interior Lighting						
Fluorescent	80%	2029	* *	10	\$226,100	
	Other Observation, Extent: Moderate Location: Throughout The Building Explanation: T-8 Lamps		ed : 100%			
Fluorescent	18%	2029	* *	10	\$50,900	
1100000011	Other Observation, Extent : Moderate Location : Hallways And Court Ro	te, Area Affecte	ed : 100%	10	φε ο,,, σ	
	Explanation: Compact Fluorescen	t Light Fixture	S			
Incandescent	2%	2019	\$100,400	2	\$100	
Egress Lighting						
Emergency, Service	50%	2024	\$75,100	1		
Exit, LED	50%	2052	* *	1		
Exterior Lighting						
HID	100%	2024	\$1,153,400	10	\$900	
Lightning Protection						
Arresters/Cabling	1000	2020		_	* ~ **	
Generic	100%	2039	* *	5	\$9,100	

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

Electrical	Current Repai	r Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2029	* *	1	\$34,500	
	Other Observation, Extent	: Moderate, Area Affec	cted : 100%			
	Location : Hallways And	Outside				
	Explanation: CCTV S	urveillance Cameras				
Fire/Smoke Detection						
No Component	60%					
Generic	40%	2029	* *	1-3	\$76,000	
	Other Observation, Extent	: Moderate, Area Affec	cted : 100%			
	Location: Hallways, Med	chanical Rooms				
	Explanation: Strobe Light	hts, Manual Pull Statio	n, Smoke Detector	rs And H	orns	

Mechanical	Cı	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Estimated Cost Vears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Interruptible Gas/Dual	100%		2044	* *	1		
Fuel							
Conversion Equipment							
Steam Boiler	100%		2037	* *	1	\$305,200	
	Other Observa	ation, Extent : Light, Area	Affected	: 100%			
	Location : Si	ub-basement Boiler Room	!				
	Explanation	: 2 Units					
Distribution							
Steam Piping/Pump	100% N	Now \$130,600	2034	* *	4	\$15,200	
	Steam Traps F	Faulty, Extent : Moderate,	Area Aff	fected : 20%			
	Location : Th	hroughout					
Terminal Devices							
Air Handler	40%		2029	* *	1	\$76,200	
Convector/Radiator	60%		2029	* *	1	\$59,700	
Air Conditioning							
Energy Source							
Campus Steam	50%		2034	* *	1		
Electricity	50%		2032	* *	1		

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

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

Asset # : 2038

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System	% of F	ail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component Type		(Years)		FY		(Yrs)		
Air Conditioning								
Conversion Equipment								
Absorption	25%			2033	* *	1	\$83,400	
Chiller/Steam/HW	2570			2000		1	ψου, 100	
Centrifugal, Elec Chiller	40%			2020	\$303,300	1	\$133,400	
		rigerant, l	Extent : Light, Area				,,	
	-	_	at A C Room					
	Other Obser	rvation, E	xtent : Light, Area	Affected	: 40%			
	Location :	Basemen	at A C Room					
	Explanatio	on : Both	Units Are Schedule	d To Be	Replaced			
Split Unit	5%			2024	\$70,500			
~ r		rigerant, I	Extent : Light, Area					
	Location:	_	<u> </u>					
Window/Wall Unit	15%	-		2019	\$94,200	1		
No Component	15%			2017	Ψ24,200	1		
Distribution	15/0							
Chilled Wtr Pipe/Pump	70%			2034	* *	4	\$16,000	
No Component	30%					·	Ψ10,000	
Terminal Devices	2070							
Air Handler/Cool/Ht	65%			2029	* *	1	\$123,900	
Fan Coil - Cool/Heat	5%			2029	* *	1	\$5,000	
No Component	30%						1 - 1 - 1	
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	4.0.0			2021	,	_	*** • * • • •	
Low Temp	100%			2024	\$94,700	4	\$30,500	
Sanitary Piping	4.00							
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	400				-11			
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	1000			2010	044.00 0	,	A. #0.0	
Rigid Piping	100%			2019	\$11,000	4	\$2,500	
Sewage Ejector(s)	1000			2021	044.00 0	,	** ***	
Electric	100%			2024	\$11,000	4	\$1,600	

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

Mechanical	Current Repai	r Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Backflow Preventer						
Generic	100%	2029	* *	1	\$18,900	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%			
	Location: (5) Sub-b, B-7	7, (5) 1-7				
	Explanation: 10 Units.	4 Units Are Currently	Not In Service			
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	

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



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

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

Asset #: 2041

rchitecture		Current R	lepair	Futur	e Replacement	М	aintenance		
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Exterior Walls									
Masonry: Brick	60%		\$104,700	LIFE	* *	5	\$64,000		
	_	Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Throughout							
	Jnt Morta	r Miss/Erod	, Extent : Light, A	rea Affec	ted : 5%				
	Location	i : Througho	out						
Masonry: Granite	5%	Now	\$34,200	LIFE	* *	5	\$4,000		
			, Extent : Light, A	rea Affec	ted : 5%				
	Location	a: Througho	out						
Masonry: Limestone	32%	Now	\$224,400	LIFE	* *	5	\$25,600		
,	Jnt Morta	r Miss/Erod	, Extent : Light, A	rea Affec	rted : 5%		. ,		
	Location	: Througho	out						
Metal Panel	3%			2035	* *	5-10	\$22,000		
Windows									
Wood	100%	Now	\$45,100	2041	* *	5	\$110,600		
	Water Pen	Water Penetration, Extent : Light, Area Affected : 10%							
	Location	a: Througho	out						
Parapets									
Masonry: Limestone	95%			LIFE	* *	5	\$200		
Metal Rail	5%			2030	* *	5-10	\$100		
Roof									
Metal Panel	5%			2030	* *	10	\$5,000		
Modified Bitumen	5%			2030	* *	10	\$2,700		
Single Ply Membrane	45%			2030	* *	10	\$24,600		
Skylight, Metal/Glass	5%			2035	* *	10	\$9,100		
Slate	40%			LIFE	* *				
	Water Pen	netration, Ex	xtent : Light, Area	Affected	: 1%				
	Location	: Througho	out						

Interior

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

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

Architecture	Current Re	pair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Floors							
Carpet	10% Now Punct/Tear/Impact Dan Location: Throughou Worn/Eroded, Extent: Location: Throughou	t Moderate, Area A			3	\$18,500	
Carpet	5%		2021	\$85,500	3	\$12,400	
Ceramic Tile	5% Now	\$13,000	2021	**	5	\$3,100	
Corume The	Broken/Missing Elemen Location : Throughou	nts, Extent : Ligh		ffected : 10%	3	φ3,100	
Marble Panels	15%		LIFE	* *	5	\$13,900	
Terrazzo	25% 0-2	\$77,800	LIFE	* *	5	\$24,200	
	Cracking/Crumbling, E Location: Corridors						
Vinyl Tile	5% Now	\$57,000	2035	* *	3	\$2,300	
	Cracking/Crumbling, E Location: Room G25 Worn/Eroded, Extent: Location: Custodians	, Custodians Offi Severe, Area Affe	ice And T ected : 20	hroughout			
Vinyl Tile	35%		2025	\$398,700	3	\$16,200	
Interior Walls							
Gypsum Board	13%		LIFE	* *	5	\$8,500	
Marble Panels	20%		LIFE	* *			
Plaster	10%		LIFE	* *	5	\$3,300	
Plaster	10% Now	\$9,500	LIFE	* *	5	\$3,300	
	Cracking/Crumbling, Extent: Moderate, Area Affected: 25% Location: Tower, Room 200, 218, Basement Paint Peeling, Extent: Moderate, Area Affected: 50% Location: Tower Water Penetration, Extent: Moderate, Area Affected: 10% Location: Tower						
Dlaster			TIDD	* *		¢14 000	
Plaster	45%		LIFE	* *	5	\$14,800	
Wood	2%		LIFE	* *	5	\$8,800	

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

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

Asset #: 2041

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	5%	Now	\$62,300	2045	* *	5	\$3,100	
	O	Crumbling, 1 : Through	Extent : Severe, A out	rea Affec	cted : 100%			
AcousTileSusp.Lay-In	20%	0-2	\$10,800	2038	* *	5	\$12,400	
		r/Impact D : Through	amage, Extent : Li out	ght, Area	ı Affected : 10%			
Plaster	10%			LIFE	* *	5	\$7,700	
Plaster	50%			LIFE	* *	5	\$38,600	
Plaster	15%	Now	\$26,400	LIFE	* *	5	\$11,600	
	Cracking/Crumbling, Extent: Severe, Area Affected: 25%							
	Location	: Tower A	nd Throughout					
	Paint Peeling, Extent : Moderate, Area Affected : 25%							
	Location	: Tower A	nd Throughout					

Electrical		Current Re	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date l (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2025	\$42,600	5	\$300	
	Other Obse	ervation, Ext	tent : Moderate, A	Area Affe	ected : 100%			
	Location	: Electrical	Room					
	Explanat	ion : 1- 3000	0 Amps Main Disc	connect S	Switch			
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		
		Aged, Exten : Basement	t : Moderate, Are	a Affecte	ed : 100%			
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								

Stand-by Power

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

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

Asset #: 2041

Electrical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Transfer Switches	1000/	2045	de de		422 7 00	
Automatic	100%	2045	* *	1	\$23,500	
Generators	1000/	2040	* *	1	#20.600	
Diesel	100% Other Observation, Extent:	2040 Moderate Area Affects		1	\$29,600	
	Location: Generator Room		a. 100%			
	Explanation: 1-450 Kw	TI.				
Batteries	Explanation : 1- 450 KW					
Lead/Acid	100%	2020	\$1,600	5	\$2,800	
Fuel Storage	10070	2020	Ψ1,000		Ψ2,000	
Day Tank	50%	2050	* *	5	\$7,100	
.,	Other Observation, Extent : Location : Generator Root Explanation : One 23 Gali	Moderate, Area Affecteo m	d : 100%	-	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Main Traul			* *		¢1 100	
Main Tank	50%	2065	de de	5	\$1,100	
Lighting Interior Lighting						
Fluorescent	50%	2030	* *	10	\$35,000	
Tuorescent	Other Observation, Extent :			10	\$55,000	
	Location: Throughout The		1. 100/0			
	Explanation : T-8 Lamps					
Fluorescent	35%	2035	* *	10	\$24,500	
ridorescent	T-8 Lamps And Fixtures, Ex Location : Throughout The	tent : Moderate, Area Aj	ffected : 100%	10	Ψ21,300	
Fluorescent	10%	2035	* *	10	\$7,000	
Tuorescent	Compact Fluorescent Light,		a Affected : 100		Ψ1,000	
	Location: Throughout The		rijjeerea . 100	, 0		
Incandescent	5%	2020	\$52,300	2	\$100	
Egress Lighting	370	2020	Ψ32,300		Ψ100	
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	

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

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

Asset #: 2041

Mechanical	Current	Current Repair		e Replacement	M		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Interruptible Gas/Dual	100%		2045	* *	1		
Fuel Conversion Equipment							
Steam Boiler	100%		2030	* *	1	\$75,600	
	Other Observation,	Extent : Light, Area	Affected	: 100%		, ,	
	Location: Baseme	nt					
	Explanation : 2 Ur	nits					
Distribution							
Steam Piping/Pump	100%		2035	* *	4	\$5,600	
Terminal Devices	1000/		2020	* *		#24.600	
Convector/Radiator	100%		2030	* *	1	\$24,600	
Air Conditioning							
Energy Source Electricity	100%		2041	* *	1		
Conversion Equipment	10070		2041		1		
Window/Wall Unit	80%		2020	\$135,900	1		
No Component	20%		2020	Ψ133,>00	•		
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$42,500	
	Not in Service, Exte			00%			
	Location : Baseme	ent, 1st Floor, 2nd F	loor				
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%		2030	* *	1		
Water Heater	1000/		2022	¢10.200	2	Φ1 100	
Gas Fired	100%		2023	\$19,200	2	\$1,100	
Sanitary Piping	100%		LIFE	* *	1		
Cast Iron	100%		LIFE		1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Fixtures	10070		LIL		1		
Generic	100%						
Vertical Transport	100/0						
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location: (1) B, C	G, 1-4 And (1) B - G					
	Explanation: Two	Units					
Fire Suppression			_				_
Standpipe	400-			_		.	
Generic	100%		2035	* *	1-5	\$38,500	
Sprinkler	000/						
No Component	80%		2025	* *	1.2	¢4.200	
Generic	20%		2035	* *	1-2	\$4,300	

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

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

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



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

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

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	0.0-4		****			_		
Masonry: Brick	Location Jnt Mortar Location	: Above Li : Miss/Eroo : Through		vel rea Affec	ted : 5%	5	\$39,900	
	_	asonry Sup : Basemen	ot, Extent : Moderai	te, Area I	Affected: 20%			
	Staining/D		, Extent : Light, Are	ea Affect	ed : 25%			
Masonry: Limestone	15%	4+	\$45,000	LIFE	* *	5	\$5,600	
wasoniy. Entestone	Staining/D		, Extent : Light, Are		ed : 15%	3	\$3,000	
Wood		0-2 ed Finish, : Arround	\$16,500 Extent : Moderate, Windows	2031 Area Aff	* * fected : 100%	5	\$6,200	
Windows								
Aluminum		Now ssing Elem : Through	\$9,400 nents, Extent : Light out	2042 t, Area A	* * ffected : 10%	5	\$2,300	
Roof								
Asphalt Shingle	_	Now Crumbling, : Through	\$5,100 Extent : Light, Are out	2035 ea Affecte	* * ed : 10%			
nterior								
Floors	250/			2027	¢95 200	2	¢12.500	
Carpet Cast in Place Concrete	25% 5%			2027 LIFE	\$85,200 * *	3 5	\$13,500 \$2,900	
Ceramic Tile	5% 5%	0-2	\$1,300	2029	* *	5	\$2,900 \$700	
Ceramic The	Cracking/0		Extent : Light, Are		ed : 5%	3	Ψ700	
Panel/Paver: Cer/Brk	2%			2034	* *	5	\$1,200	
Marble Panels	2%			LIFE	* *	5	\$400	
Terrazzo	5% Cracking/O Location		\$1,200 Extent : Light, Are	LIFE ea Affecto	* * ed : 10%	5	\$1,100	
Vinyl Tile		Now Crumbling, : Through	\$12,700 Extent : Light, Are out	2031 ea Affecte	* * ed : 10%	3	\$5,700	

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

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

Asset #: 4166

Architecture		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Ceramic Tile	5%	Now	\$5,500	2029	* *	5	\$1,000	
	Cracking/C	Crumbling, I	Extent : Light, Are	ea Affecto	ed : 10%			
	Location	: Throughou	ıt					
Masonry: Brick	5%	Now	\$15,600	LIFE	* *			
,	Jnt Mortar	Miss/Erod,	Extent : Moderat	e, Area A	Affected : 5%			
	Location	: Boiler Ro	om					
Plaster	70%	Now	\$11,300	LIFE	* *	5	\$8,500	
	Broken/Mis	ssing Eleme	nts, Extent : Light	t, Area A	ffected : 5%			
	Location	: 2nd Floor	Womens Room					
	Water Pene	etration, Exi	ent : Moderate, A	rea Affe	cted : 5%			
	Location	: Basement	Corridor At Botto	om Of Sto	air			
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	
	Water Pene	etration, Ext	ent : Light, Area	Affected	: 5%			
	Location	: Courtroon	ns					

Electrical	Curre	nt Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2036	* *	5	\$500	
	Other Observation	ı, Extent : Moderate, A	rea Affe	cted : 100%			
	Location: Baser	nent					
	Explanation: Of	ne 600 Amps Main Dis	connect	Switch			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2036	* *	5	\$500	
Raceway							
Conduit	100%		2036	* *	1		
Panelboards							
Fused Disc Sw	5%		2034	* *	5		
Molded Case Bkrs	95%		2034	* *	5	\$500	
Wiring							
Thermoplastic	100%		2036	* *	1		
Motor Controllers							
Locally Mounted	100%		2031	* *	5	\$100	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$300	
Lighting							

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

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

Asset #: 4166

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	90%	2026	\$263,900	10	\$14,900	
	Other Observation, Extent : M	loderate, Area Affe	cted : 100%			
	Location : Throughout The	Building				
	Explanation: Using T8 Lan	<i>ups</i>				
Fluorescent	5%	2026	\$14,700	10	\$800	
	Other Observation, Extent : M	loderate, Area Affe				
	Location: Throughout The					
	Explanation : Using Compa	=	ps			
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 Repai	r Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Natural Gas	100%	2046	* *	1		
Conversion Equipment						
Steam Boiler	100%	2039	* *	1	\$17,800	
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location: Basement					
	Explanation: 1 Unit					
Distribution						
Steam Piping/Pump	100%	2036	* *	4	\$900	
Terminal Devices						
Convector/Radiator	100%	2031	* *	1	\$5,800	
ir Conditioning						
Energy Source						
Electricity	100%	2042	* *	1		
Conversion Equipment						
Interior Pkg Unit -	60%	2027	\$137,800	2	\$700	
Cooling						
	Other Observation, Extent	: Moderate, Area Affe	ected : 100%			
	Location : Attic					
	Explanation: No Access	To Check Refrigerant				
Window/Wall Unit	20%	2021	\$7,300	1		
No Component	20%					

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

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

Mechanical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Other Observation	n, Extent : Light, Area	Affected	: 100%			
	Location : Boile	r Room					
	Explanation: 1	Unit, 50 Gal					
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%						

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



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

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

Asset #: 4165

rchitecture	Current Repair	Future Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls					
Masonry: Brick	90% Now \$402,600	LIFE **	5	\$44,900	
	Cracking/Crumbling, Extent: Moderat				
	Location: 1st Floor Level At South F		acade		
	Misaligned/Bulging, Extent: Light, Are				
	Location: 1st Floor Window Lintels A				
Masonry: Limestone	10% 0-2 \$59,900	LIFE **	5	\$3,700	
	Jnt Mortar Miss/Erod, Extent : Modera	ite, Area Affected : 20%			
	Location : Main Entrance				
	Staining/Discoloring, Extent : Light, A	rea Affected : 15%			
****	Location : Main Entrance				
Windows	1000/ Name #27.500	2042 **	F	ф о 200	
Aluminum	100% Now \$37,500 Ctrwt/Balnc Not Funct, Extent: Moder	2042	5	\$2,300	
	Location: Throughout	aie, Area Ajjeciea . 50%			
Daranata	Locution . Throughout				
Parapets Masonry: Brick	90% Now \$63,400	LIFE **	5	\$2,200	
Masonry. Brick	Cracking/Crumbling, Extent: Moderat		3	\$2,200	
	Location : Inside Face	e, in early cerea i boy o			
	Jnt Mortar Miss/Erod, Extent : Modera	ite, Area Affected : 50%			
	Location : North Facade, South Faca	==	de		
	Spalling, Extent : Moderate, Area Affec	cted : 40%			
	Location : North Facade, South Faca	de, East Facade, West Faca	de		
	Worn/Eroded, Extent : Moderate, Area	Affected: 60%			
	Location : Inside Face				
Masonry: Limestone	10% Now \$7,700	LIFE **	5	\$300	
Ž	Cracking/Crumbling, Extent: Moderat	e, Area Affected : 20%			
	Location: Throughout				
	Int Mortar Miss/Erod, Extent : Modera	te, Area Affected : 30%			
	Location: Throughout				
Roof					
Built-Up (BUR)	90% Now \$48,600				
	Broken/Missing Elements, Extent: Ligi	ht, Area Affected : 20%			
	Location: Throughout				
	Gut/DS Non Func/Miss, Extent : Mode	rate, Area Affected : 20%			
	Location: Main Entrance	1 200/			
	Ponding, Extent: Moderate, Area Affect	ctea : 30%			
	Location: Main Entrance		- 10	*= ·	
Copper/Terne	10%	2041 **	10	\$7,400	

Interior

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

Asset #: 4165

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
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%		\$6,800	2026	\$135,500	3	\$6,000	
	_	_	Extent : Light, Are	ea Affecto	ed : 5%			
	Location	ı : Through	out					
Interior Walls								
Cast in Place Concrete	10%		\$5,100	LIFE	* *			
	_		Extent : Light, Are	ea Affecto	ed : 5%			
	Location	ı : Through	out					
Ceramic Tile	5%			2035	* *	5	\$2,000	
Masonry: Brick	5%	Now	\$7,800	LIFE	* *			
	Water Per	netration, E	Extent : Light, Area	Affected	: 15%			
	Location	ı : Boiler R	oom					
Marble Panels	5%			LIFE	* *			
Plaster	65%	0-2	\$10,500	LIFE	* *	5	\$7,900	
		Crumbling, 1 : Through	Extent : Light, Are out	ea Affect	ed : 10%			
Wood	10%			LIFE	* *	5	\$16,200	
Ceilings							•	
AcousTileSusp.Lay-In	10%			2031	* *	5	\$3,600	
Exposed Concrete	10%			LIFE	* *	5	\$600	
Plaster	80%	Now	\$74,400	LIFE	* *	5	\$17,900	
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 5%		•	
	Location	ı : Through	out					
	Water Per	netration, E	xtent : Moderate, A	Area Affe	cted : 5%			
		ı : Through						

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2026	\$4,800	5	\$600	
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location: Electrical Room					
	Explanation : One 600a Main Discor	ınect Swite	ch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2026	\$72,600	5	\$600	
Raceway						
Conduit	100%	2026	\$35,000	1		

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

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

Asset #: 4165

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Panelboards						
Fused Disc Sw	5%	2025	\$1,500	5		
Molded Case Bkrs	95%	2025	\$28,100	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	
	Other Observation, Extent:		ted : 100%			
	Location: Throughout The	Building				
	Explanation: T-12 Lamps					
Fluorescent	70%	2034	* *	10	\$13,800	
	Other Observation, Extent: 1	Moderate, Area Affect	ted : 100%			
	Location: Hallways					
	Explanation: T-8 Lamps					
Fluorescent	10%	2021	\$35,000	10	\$2,000	
	Compact Fluorescent Light,	Extent : Moderate, Ar	ea Affected : 100	%		
	Location: Court Room, Lo	bby And 1st Floor				
Egress Lighting						
Emergency, Battery	50%	2026	\$14,400	10	\$2,600	
Exit, LED	50%	2061	* *	1		
Exterior Lighting						
HID	100%	2021	\$80,500	10	\$100	
Alarm						
Security System						
No Component	50%					
Generic	50%	2026	\$32,200	1	\$4,000	
	Other Observation, Extent: 1	Moderate, Area Affect	ted : 100%			
	Location : Hallways					
	Explanation : CCTV Survey	illance Camera Syster	n			

Mechanical	Current Repa	ir Futur	e Replacement	Ма	intenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source Natural Gas	100%	2036	* *	1		

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

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

Asset #: 4165

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Steam Boiler	Location Other Obs	i : Basemei servation, E	Extent : Light, Area nt Boiler Room Extent : Light, Area nt Boiler Room			1	\$21,300	
	Explana	tion : 1 Un	it					
Distribution Steam Piping/Pump	100%			2026	\$148,800	4	\$1,600	
Terminal Devices	100%			2020	\$140,000	4	\$1,000	
Convector/Radiator	100%			2024	\$201,200	1	\$6,900	
Air Conditioning Energy Source Electricity	100%			2034	**	1	1.7	
Conversion Equipment Exterior Pkg Unit - Cooling	30%	0-2	\$3,000	2031	* *	2	\$300	
Window/Wall Unit	Location R-134a Re	n : 1 Of 3 U efrigerant, .	t : Severe, Area Afj Inits Not Working I Extent : Light, Ared Court Rooms	n The Co	ourt Rooms	1		
Ventilation	7070			2021	\$30,700	1		
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	\$3,600	
No Component	70%							
Exhaust Fans Roof No Component	30% 70%			2026	\$5,100	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2026	\$63,600	1		
Water Heater Gas Fired	Location	ı : Boiler R				2	\$300	
	Location	servation, E 1 : Boiler R tion : 1 Un		Affected	: 100%			
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%							

Maintenance \$ are aggregated over a 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

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



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

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

Asset #: 13692

Architecture	Current Repair			Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Exterior Walls									
Cast Stone/Terra Cotta	100%	Now	\$1,759,300	LIFE	* *	5	\$389,600		
			, Extent : Moderate	, Area A	ffected : 10%				
	Location: Throughout								
			d, Extent : Moderai	te, Area A	Affected : 25%				
		: Through			cc 1 200/				
	_	_	, Extent : Moderate	e, Area A	ffected : 20%				
		: Through		4 00	. 1 250/				
	Other Observation, Extent : Moderate, Area Affected : 25% Location : East Facade								
			xaae valk Shed In Place						
Windows	Ехріанаі	ion . Sidev	vaik Snea In Flace						
Aluminum	100%			2040	* *	5	\$4,500		
Parapets	10070						ψ .,ε σ σ		
Cast Stone/Terra Cotta	70%			LIFE	* *	5	\$13,300		
Masonry: Brick	30%			LIFE	* *	5	\$700		
Roof									
Metal Panel	60%	Now	\$43,600	2029	* *				
		_	Extent : Moderate, A	Area Affe	cted : 20%				
		: Through							
			Extent : Moderate, A	Area Affe	ected : 100%				
		: Through							
		ion : Pain	ted Surfaces						
Modified Bitumen	40%			2024	\$75,100	10	\$11,900		
terior									
Floors	5 0/			2020	¢10,700	2	\$2,000		
Carpet Cast in Place Concrete	5% 7%			2020 LIFE	\$18,600 * *	3 5	\$2,000 \$4,100		
Marble Panels	3%			LIFE	* *	5	\$4,100 \$600		
Quarry Tile	5%			2029	* *	5	\$2,000		
Terrazzo	20%			LIFE	* *	5	\$4,200		
Vinyl Tile	60%			2024	\$148.900	3	\$8,100		
Interior Walls	0070			2021	Ψ1.0,>00		ψ0,100		
Concrete Masonry Unit	15%			LIFE	* *	5	\$2,400		
Masonry: Brick	15%			LIFE	* *		. ,		
Plaster	60%			LIFE	* *	5	\$7,300		
Wood	10%			LIFE	* *	5	\$16,200		
Ceilings									
AcousTileSusp.Lay-In	10%			2029	* *	5	\$2,700		
Exposed Concrete	10%			LIFE	* *	5	\$400		
Plaster	80%			LIFE	* *	5	\$13,500		

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

Under 600 Volts

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

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

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

Asset #: 13692

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2024	\$2,700	5	\$300	
			Extent : Moderate, A	Area Affe	ected : 100%			
		: Electrico		. 10.20	-0.4			
G :: 1 / G :: 11	Explana	tion : Main	Service Switch Ra	ted @ 35	00 Amperes			
Switchgear / Switchboard Molded Case Bkrs	100%			2024	\$52,900	5	\$300	
Raceway								
Conduit	90%			2024	\$13,500	1		
Conduit	10%			2034	* *	1		
Panelboards								
Molded Case Bkrs	90%			2023	\$29,100	5	\$300	
Molded Case Bkrs	10%			2032	* *	5		
Wiring								
Braided Cloth		2-4 Aged, Extent Through	\$4,700 ent : Moderate, Are out	2049 ea Affecte	* * ed : 30%	1		
Thermoplastic	75%			2034	* *	1		
Motor Controllers								
Locally Mounted	100%			2022	\$40,500	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2024	\$192,300	10	\$9,900	
	_		res, Extent : Mode	rate, Are	a Affected : 100%			
	Location	: Inrougn	out The Building					
Egress Lighting	5 00/			2010	¢7,000	10	¢1 200	
Emergency, Battery	50%			2019	\$7,900	10	\$1,300	
Exit, Service	50%			2019	\$1,900	1		
Exterior Lighting HID	100%			2024	\$44,200	10		
	100%			2024	\$44,200	10		
Alarm Security System								
No Component	70%							
Generic	30%			2029	* *	1	\$1,200	
Concine		ervation. F	Extent : Moderate, A		ected : 100%	1	Ψ1,200	
			Vaiting Room And					
		-	TV Surveillance C					

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

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.

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

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

Asset #: 13692

Mechanical	Current Repair	t Repair Future Replacement		Maintenance			
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source Natural Gas	100%	2044	* *	1			
	100%	2044	4. 4.	1			
Conversion Equipment Steam Boiler	100%	2037	* *	1	\$10,700		
Steam Boner	Other Observation, Extent:			1	\$10,700		
	Location: Basement	severe, in early eered	. 100/0				
	Explanation : 1 Boiler						
Distribution	2. prantation (1 Botte)						
Steam Piping/Pump	100%	2034	* *	4	\$800		
Terminal Devices					·		
Convector/Radiator	100%	2029	* *	1	\$3,500		
Air Conditioning							
Energy Source							
Electricity	100%	2032	* *	1			
Conversion Equipment							
Int Pkg Unit -	10%	2018	\$23,300	2	\$100		
Heating/Cooling	D 22 D 41		00/				
	R-22 Refrigerant, Extent: L	ight, Area Affected : 10	0%				
	Location : Basement						
Reciprocating	15%	2024	\$6,000	1	\$800		
Compr/Chiller	D 22 D C'	· 1 · A ACC · 1 1	50/				
	R-22 Refrigerant, Extent : L Location : Attic	ignt, Area Affectea : 1.	3%				
****		2010	φ4 π σ0 0				
Window/Wall Unit	65%	2019	\$15,600	1			
No Component	10%						
Distribution Ductwork/Diffusers	25%	LIFE	* *	2	\$3,500		
No Component	25% 75%	LIFE		2	\$5,300		
Terminal Devices	13/0						
Direct Expansion	15%	2024	\$4,900	1			
No Component	85%	2024	Ψ-1,200	1			
Heat Rejection	0.570						
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	400-						
Cast Iron	100%	LIFE	* *	1			
Sump Pump(s)	1000/	2016	45.0 00	,	45.70 0		
Submersible	100%	2018	\$7,200	4	\$2,500		
Fixtures	1000/						
Generic	100%						

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 STATEN ISLAND FAMILY COURT

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



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

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

Asset #: 2042

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Limestone	100%			LIFE	* *	5	\$96,900	
Windows								
Aluminum	100%			2040	* *	5	\$14,600	
Parapets	1000/			LIEE	* *	~	ΦΩ ΩΩΩ	
Masonry: Limestone	100%			LIFE	* *	5	\$9,900	
Roof Metal Panel	85%			2029	* *	10	¢02 100	
Modified Bitumen	5% 5%			2029	\$18,600	10	\$92,100 \$3,000	
Skylight, Metal/Glass	10%			2024	\$10,000 * *	10	\$19,700	
terior	1070			4U 11	<u> </u>	10	Ψ12,700	
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	100/	0.0	4101 200	2011	* *	_	Φ π. 2 00	
AcousTileConcealSpLn		0-2	\$101,200	2044		5	\$7,200	
		issing Eiem : Basemen	ents, Extent : Mod	erate, Ar	еа Ајјестеа : 25%			
			u : Moderate, Area 1	Affaatad	. 250/			
		uea, Extent : Basemen		Ајјестеи	. 2370			
A 70'1 G I I		. Dusemen		2020	* *		Φ7.000	
AcousTileSusp.Lay-In	5%	N	¢40.200	2029	**	5	\$5,800	
Exposed Concrete	5%	Now	\$40,300 Extent : Moderate	LIFE		5	\$900	
	Location		Extent . Moderate	, Area A	ijeciea . 10%			
			ent, Extent : Moder	ate Area	Affected · 100/			
	-	-	eni, Extent . Moder it Storage Room	ин, АГЕС	11111есней . 10/0			
Glace Suen Danale	10%	. zasemer	2.0.000	LIFE	* *			
Glass: Susp Panels Plaster	15%			LIFE	* *	5	\$10,800	
Plaster	55%			LIFE	* *	5	\$39,700	
1 145101	33%			LILE		J	φ39,700	

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

Under 600 Volts

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

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

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

Asset #: 2042

Electrical	Current Repair	Future Replac	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•	•				
Service Equipment						
Air Circuit Breaker	100%	2050	* *	5	\$300	
	Other Observation, Extent : Moderat	e, Area Affected : 10	00%			
	Location: Electrical Room	C' 'AD I DA	1 @ 4000			
C . '4 . 1 / C . '4 . 1. 1 1	Explanation: Low Voltage Power	Circuit Breaker Rate	a @ 4000	Amperes	S	
Switchgear / Switchboard Molded Case Bkrs	100%	2050	* *	5	\$1,700	
Raceway	10070	2030			\$1,700	
Conduit	80%	2024	\$85,800	1		
Conduit	20%	2050	* *	1		
Panelboards	2070	2030				
Molded Case Bkrs	20%	2023	\$14,600	5	\$300	
Molded Case Bkrs	80%	2046	**	5	\$1,300	
Wiring	00,0	20.0			Ψ1,800	
Braided Cloth	20% 2-4 \$33,30	0 2049	* *	1		
	Insulation Aged, Extent : Moderate, A		ó			
	Location : Throughout					
Thermoplastic	80%	2050	* *	1		
Motor Controllers	0070	2000				
Locally Mounted	100%	2022 \$	141,800	5	\$400	
Ground		·	,		·	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$900	
Stand-by Power						
Transfer Switches						
Automatic	100%	2041	* *	1	\$19,400	
Generators						
Not Accessible	100%					
Batteries						
Not Accessible	100%					
Fuel Storage						
Not Accessible	100%					
Lighting						
Interior Lighting	0.50/	2024	056.700	10	ф40.200	
Fluorescent	85%		956,700	10	\$49,300	
	Other Observation, Extent: Moderat	e, Area Affectea : 10	10%			
	Location : Throughout Explanation : T-8 Lamps					
The same of		2010	110 (00	10	Φ π 000	
Fluorescent	10% Other Observation Extent Mederal		112,600	10	\$5,800	
	Other Observation, Extent : Moderat Location : Attic, Basement	e, Area Ajjeciea : 10	0%			
	Explanation: T-12 Lamps					
T 1		2010	Φ <i>EC</i> 200		¢100	
Incandescent	5%	2019	\$56,300	2	\$100	
Egress Lighting	500/	2022	* *	1		
Emergency, Service	50%	2032	**	1		
Exit, Service	50%	2032	45 545	1		

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

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

Asset #: 2042

Electrical	Current Repair	Future Replace	ement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
HID	100%	2032	* *	10	\$200	
Alarm						
Security System						
No Component	70%					
Generic	30%	2032	* *	1	\$7,100	
	Other Observation, Extent : Mod	derate, Area Affected : 100	%			
	Location: Hallways And Outs	ide				
	Explanation: CCTV Survei	llance Cameras				
Fire/Smoke Detection						
Generic	100%	2032	* *	1-3	\$39,000	
	Other Observation, Extent : Mod	derate, Area Affected : 100	%			
	Location : Throughout The Bu	ilding				
Explanation: Strobe Lights, Manual Pull Station, Horns And Smoke Detectors						

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)		ear 'Y	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Campus Steam	100%	20		* *	1			
		Extent : Moderate, Area	Affec	ted : 100%				
	Location: Baseme							
	Explanation : Stea	m Provided From Adjace	ent B	orough Hall Build	ling			
Conversion Equipment								
HTHW/HW Exchanger	100%	20	27	\$18,600	2	\$3,900		
Distribution								
Steam Piping/Pump	100%	20	34	* *	4	\$4,700		
Terminal Devices								
Convector/Radiator	90%		22	\$582,000	1	\$18,400		
Unit Heater-Stm/HW	10%	20	24	\$44,200	4	\$600		
Air Conditioning								
Energy Source								
Electricity	100%	20	32	* *	1			
Conversion Equipment								
Exterior Pkg Unit -	30%	20	24	\$94,800	2	\$1,200		
Cooling								
		xtent : Light, Area Affecte	ed : 3	80%				
	Location: Courtya	ard						
Window/Wall Unit	60%	20	19	\$84,400	1			
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	LI	FE	* *	2-5	\$35,200		
Exhaust Fans								
Interior	100%	20	24	\$75,700	2	\$1,900		

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

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

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

Print Date: 16-Sep-2016 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

Asset Name : SUN BUILDING

Address : 280 BROADWAY BTWN: CHAMBERS ST.- READE ST.

Area Sq Ft : 294,218 Project Type : REAL PROPERTY

Date of Survey : 21-Jul-2015 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,5,6,7

Block : 153 Lot : 1 BIN : 1079215

CAPITAL	FY 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



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

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

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

Asset #: 2055

Architecture	Current Repair	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Exterior Walls					
Cast Iron	3% 4+ \$21,400	LIFE **			
	Deteriorated Finish, Extent: Moderate, A	Area Affected : 25%			
	Location: Storefront Facades				
Copper/Terne	8% Now \$81,900	2046 **			
11	Deformed/Dented, Extent : Moderate, Ar				
	Location : Courtyard Facade				
	Staining/Discoloring, Extent: Moderate,	Area Affected : 50%			
	Location : Throughout				
	Water Penetration, Extent : Severe, Area	Affected: 5%			
	Location: 5th Floor Offices, North Wir	ıg			
	Other Observation, Extent : Light, Area	Affected : 100%			
	Location: 6th And 7th Floors				
	Explanation : Located In Interior Cour	tyard			
Fiberglass Panel	2%	2039 **	5	\$14,900	
	Other Observation, Extent : Light, Area	Affected : 100%			
	Location: Below Parapet Wall				
	Explanation: Horizontal Banding				
Masonry: Brick	10% Now \$129,600	LIFE **	5	\$19,800	
	Efflorescence, Extent : Moderate, Area A	ffected : 25%			
	Location: Penthouse And Interior Cou.	rtyard			
	Horizontal Cracks, Extent: Moderate, A	rea Affected : 5%			
	Location: Penthouse				
	Jnt Mortar Miss/Erod, Extent : Moderate	e, Area Affected : 15%			
	Location : Various Areas - Interior Cou	ırtyard			
	Misaligned/Bulging, Extent: Moderate, A	Area Affected : 15%			
	Location : Above Windows				
	Patching Evident, Extent : Moderate, Are	ea Affected : 20%			
	Location : Penthouses				
Masonry: Marble	71% 0-2 \$5,504,600	LIFE **	5	\$105,600	
	Broken/Missing Elements, Extent : Mode	rate, Area Affected : 5%			
	Location: Various Locations - All Face	ades			
	Cracking/Crumbling, Extent: Moderate,				
	Location : Various Locations - All Fac				
	Int Mortar Miss/Erod, Extent : Moderate				
	Location : At Cornice And Window En				
	Loose Units, Extent : Moderate, Area Afj	fected : 10%			
	Location: Various Locations				
	Sidewalk Shed in Use, Extent : Moderate				
	Location : Above Storefront, All Facad				
	Staining/Discoloring, Extent : Moderate,	Area Affected : 75%			
	Location : All Facades	cc 1 00/			
	Vertical Cracks, Extent : Severe, Area Aj				
	Location : Chambers Street And Reade				
Metal Panel	3%	2046 **	5-10	\$40,900	
	Deformed/Dented, Extent : Light, Area A	ffected : 15%			

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

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

Asset #: 2055

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Metal Panel	3%		2046	* *	5-10	\$40,900	
	Location : Interior C						
	Other Observation, Ex	_	Affected	: 100%			
	Location : Reade Str						
	Explanation : Basen	ent Windows					
Metal Coiling Doors	3%		2031	* *	5	\$18,600	
Windows							
Aluminum	2%		2042	* *	5	\$1,200	
Metal Louvers	3%		2035	* *	10	\$11,500	
Steel	3%	***	2042	* *	5	\$23,000	
Wood	92% 0-2	\$114,900	2042	**	5	\$282,100	
	Dry Rot/Decay, Exten						
	Location: Window						
	Paint Peeling, Extent		Affected .	: 35%			
	Location : Througho	put					
Parapets	100/	Φ7. 600	r ree	* *	-	φ1. 2 00	
Masonry: Brick	10% 4+	\$7,600	LIFE		5	\$1,200	
	Int Mortar Miss/Erod		te, Area A	Affectea : 20%			
	Location : Courtyare	a Parapet					
Metal Cornice	15%		2061	**	10	\$5,900	
	Other Observation, Ex	_					
	Location : Perimeter						
	Explanation : Cornic	ce Material Actua					
Metal Panel	5%		2046	* *	5	\$2,300	
Metal Rail	60%		2039	* *	5-10	\$131,300	
Metal Rail	10%		2031	* *	5-10	\$21,900	
	Other Observation, Ex		Affected	: 100%			
	Location : Interior C						
D C	Explanation : Wroug	ght Iron					
Roof	1 <i>5</i> 0/ Na	¢£ 100	2041	* *			
Copper/Terne	15% Now Water Penetration, Ex	\$5,100	2041				
	Location : 5th Floor						
M 1'C' 1D'							
Modified Bitumen	75% 2-4	\$86,200	2026	\$431,200			
	Alligatoring, Extent: Location: Perimeter		јјестеа : .	2370			
			.1.250/				
	Blisters, Extent: Mod		ea : 25%				
	Location: Througho		ad . 200/				
	Ridging, Extent : Mod Location : Various I		ea : 20%				
01 11 1 25 170		ocunons	20.15		10	#30.400	
Skylight, Metal/Glass	10%		2046	* *	10	\$30,400	

Interior

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

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

Architecture	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail D Total (Yea	Pate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors							
Carpet	20%		2025	\$1,217,900	3	\$132,100	
Cast in Place Concrete	10% Nov		LIFE	* *	5	\$96,300	
	_	Elements, Extent : Mod	lerate, Ar	ea Affected : 25%			
		basement / Basement					
	_	ling, Extent : Moderate	e, Area Aj	ffected : 15%			
		basement / Basement					
Ceramic Tile	5%		2029	* *	5	\$22,000	
Marble Panels	5%		LIFE	* *	5	\$16,500	
Terrazzo	15%	ф 22.4.5 00	LIFE	**	5	\$51,600	
Vinyl Tile	40% 4+	1 - 7	2026	\$1,622,500	3	\$66,100	
		e, Extent : Moderate, A	rea Affec	rtea : 25%			
		oughout Dob Offices	Affect of	. 500/			
	Location : Thre	tent : Moderate, Area	Ајјестеа	: 30%			
*** 1		nugnoui	20.41	* *		Ф.4.1. 2 00	
Wood Interior Walls	5%		2041	* *	5	\$41,300	
Cast in Place Concrete	2% Nov	v \$215,000	LIFE	* *			
Cast III Flace Coliciete		face, Extent : Severe, 1					
		ler Room, Sublevel Ga		ciea . 1070			
		n, Extent : Moderate, 1	_	cted : 25%			
	Location : Side		11 000 1 1990	20,0			
	Other Observation	on, Extent : Moderate,	Area Affe	ected : 25%			
	Location : Side		33				
	Explanation : (Corrosion On Steel Col	lumns				
Glazed Ceramic Panel	20%		LIFE	* *			
Gypsum Board	60%		LIFE	* *	5	\$141,200	
Masonry: Brick	10% Nov	v \$331,300	LIFE	* *		, ,	
•	Spalling, Extent	Severe, Area Affected	! : 15%				
	Location: Base	ement, Steam Room, Si	dewalk V	ault At Reade St			
	Water Penetratio	n, Extent : Moderate, .	Area Affe	cted : 5%			
	Location: Base	ement, Steam Room, Si	dewalk V	ault At Reade St			
Plaster	5% Nov	v \$8,500	LIFE	* *	5	\$5,900	
		n, Extent : Severe, Are		d : 5%		1 - 7	
		. 6 . 1 . 6 . 11	CI · CE				
	Location : Base	ement Corridor Outsid	e Chief E	ngineer Office			

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

Asset #: 2055

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type		ail 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	
	Location :	Basemen n Surface	, Extent : Severe, A		•			
Masonry:Vault Struct	Jnt Mortar I Location : Loose Units	Vault Un , Extent :	\$87,300 l, Extent : Severe, A der Sidewalk - Rea Severe, Area Affec der Sidewalk - Rea	de Stree ted : 10%	t %			
			xtent : Moderate, A Vault - Reade Stre	00	cted : 20%			
Plaster	Water Penet		\$18,800 xtent : Severe, Area t Corridor Leading			5	\$41,300	

ectrical	Current Repair	Future R	Future Replacement		aintenance	
tem Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
ler 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2046	* *	5	\$1,300	
	Other Observation, Extent : Mod Location : Electrical Room	derate, Area Affected	d : 100%			
	Explanation: One 4000 Amps, Switch	One 2000 Amps An	d One 1600 Am	ps Main	Disconnect	
Transformers						
Dry Type	100%	2039	* *	5	\$1,100	
	Other Observation, Extent : Mod Location : Mechanical Room	derate, Area Affecteo	d : 100%			
	Explanation : Three 45 Kva 20	08hv - 208/120lv				
Switchgear / Switchboard						
Fused Disc Sw	60%	2046	* *	5	\$800	
Molded Case Bkrs	40%	2046	* *	5	\$3,100	
Raceway						
Conduit	60%	2046	* *	1		
Conduit	40%	2026	\$273,200	1		
Panelboards						
Molded Case Bkrs	100%	2042	* *	5	\$7,700	
Wiring					·	
Thermoplastic	100%	2046	* *	1		

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

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

Asset #: 2055

	Current I	Repair	Future Replacement		N	Maintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priority
70% 30%			2039 2043		5	\$1,400	
Location	: Engineer	rs Office					
- T		-y					
100%			LIFE	*	* 5	\$4,300	
100%			2039	*	* 1	\$90,500	
100%			2035		* 1	\$113,900	
Location	: Generate	or Room Sub-basen		cted : 100%			
-							
100%			2020	\$1,60	0 5	\$10,900	
50% Other Obs	servation, E	Extent : Light, Area	2042 Affected		* 5	\$27,300	
Location	: Generate	or Room Sub-basen	nent				
Explana	tion : One .	125 Gallons					
Location	ı : Sub-base	ement	2054 Area Affe		* 5	\$4,300	
Ехріана	non . One .	550 Ganons					
90% Other Obs	servation, E	Extent : Moderate, 1	2031 Area Affe		* 10	\$242,900	
Location Explana	: Through	out The Building				4	
Compact 1		-			10	\$27,000	
60% 40%			2031 2054		1		
100%			2031	*	* 10	\$900	
95%							
	Total 70% 30% Other Obs Location Explana 100% 100% Other Obs Location Explana 50% Other Obs Location Explana 50% Other Obs Location Explana 10% Compact in Location Explana	% of Fail Date Total (Years) 70% 30% Other Observation, E Location : Engineer Explanation : Most 100% 100% 100% 100% 100% 50% Other Observation, E Location : Generate Explanation : One Explanation : T-8 Location : Through Explanation : T-8 Location : Lobby A 60% 40%	70% 30% Other Observation, Extent: Moderate, A Location: Engineers Office Explanation: Most Of The Controllers 100% 100% 100% Other Observation, Extent: Moderate, A Location: Generator Room Sub-basen Explanation: One 450 Kw 100% 50% Other Observation, Extent: Light, Area Location: Generator Room Sub-basen Explanation: One 125 Gallons 50% Other Observation, Extent: Moderate, A Location: Sub-basement Explanation: One 550 Gallons 90% Other Observation, Extent: Moderate, A Location: Throughout The Building Explanation: T-8 Lamps 10% Compact Fluorescent Light, Extent: Moderate, I Location: Lobby And Hallways 60% 40%	Total Years) Total Years Tota	Note Pail Date Date Pail Date Pa	Year Fail Date Estimated Cost Total (Years) FY Estimated Cost Cycle (Yrs)	** of Total *Fail Date *Estimated Cost *Year *Fatimated Cost

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

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

Asset #: 2055

Electrical	Curren	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2031	* *	1-3	\$54,400	

Mechanical		Current I	Repair	Future Replacement Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
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%							
			Extent : Light, Area	Affected	: 0%			
			out The Building					
	Explana Under A		Coil Units At Each	Window	Provide Heating A	And Cool	ing - Covered	
No Component	18%							
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 0%			
	Location	: Mechani	ical Rooms On Eac	h Floor				
	Explana	tion : Air H	Iandlers Are Cover	ed Unde	r A C System			
air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller				2029	* *	1	\$318,400	
		_	Extent : Light, Area	Affected	d: 100%			
		: Basemen						
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Basemen	ıt					
	Explana	tion : 2 Un	its					
Distribution								
Chilled Wtr Pipe/Pump	100%			2046	* *	4	\$21,800	
Terminal Devices							·	
Air Handler/Cool/Ht	20%			2031	* *	1	\$36,400	
	20% 80%			2031 2031	* *	1 1	\$36,400 \$76,000	
Air Handler/Cool/Ht								

Ventilation

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

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

Asset #: 2055

Mechanical		Current I	Repair	Future Replacement		Ma	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$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	* *			
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Freight	Sub-basement : 8th	Floor; F	Passengers From 1	: 7th Flo	oor	
	Explana	tion : One l	Freight Unit And 5	Passeng	er Units			
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	\$148,300	
Sprinkler								
Generic	100%			2046	* *	1-2	\$82,400	
Fire Pump								
Generic	100%			2035	* *	1	\$54,900	

Maintenance \$ are aggregated over a 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 : 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



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

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

Architecture	Current Repair Future Replacement		M					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority			
Exterior								
Exterior Walls								
Bronze/Brass	5%	LIFE **						
	Recent Repair Evident, Extent : Light, A	rea Affected : 100%						
	Location : All Facades							
	Other Observation, Extent : Light, Area	Affected: 100%						
	Location: 7th Floor							
	Explanation : Dormer Windows							
Masonry: Granite	95% 0-2 \$622,700	LIFE **	5	\$178,700				
	Jnt Mortar Miss/Erod, Extent : Moderat	te, Area Affected : 15%						
	Location : Decorative Elements - Inter	rior Courtyard						
	Recent Repair Evident, Extent : Light, A	rea Affected : 85%						
	Location : All Exterior Facades							
	Staining/Discoloring, Extent : Moderate Location : Interior Courtyard	?, Area Affected : 15%						
Windows								
Wood	100% Now \$2,708,000 Air Infiltration, Extent: Severe, Area Af Location: Throughout.	2051 ** fected : 100%	5	\$332,300				
	Broken/Missing Elements, Extent : Light, Area Affected : 25% Location : Various Locations							
	Deteriorated Finish, Extent: Severe, Ar Location: Throughout.	rea Affected : 100%						
		mag Affacted , 1000/						
	Thermally Inefficient, Extent : Severe, A Location : Throughout.	леи Аујеснеи . 10070						
	Caulking Deteriorated, Extent: Severe, Location: Throughout.	Area Affected : 100%						

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

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

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

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

Asset #: 2052

Architecture	C	Current Re	pair	Futur	e Replacement	M	aintenance				
System Component Type		ail Date l Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
nterior											
Interior Walls						_					
Ceramic Tile	3%			2029	* *	5	\$22,000				
Masonry: Brick	10%			LIFE	* *						
Metal Panel	5%			LIFE	* *						
	Other Observation, Extent: Light, Area Affected: 100%										
	Location: Radiator And Vent Covers, Electrical Panels										
	Explanation	n : Decora	tive Bronze Grill	es							
Marble Panels	20%	Now	\$1,523,000	LIFE	* *						
	Broken/Missing Elements, Extent: Moderate, Area Affected: 15%										
	Location: Perimeter Radiators In Corridors, Offices, Judges Chambers.										
	Cracking/Cra	umbling, E	Extent : Moderate	Area Aj	ffected : 15%						
	Location: Decorative Treatments At Doors - 1st Floor And Basement Level										
	Staining/Discoloring, Extent: Moderate, Area Affected: 100%										
	Location:	Walls Suri	ounding Main Vo	ulted Sp	ace At The 1st Lev	el.					
Plaster	10%			LIFE	* *	5	\$22,000				
Plaster	52%			LIFE	* *	5	\$114,600				
Ceilings							•				
AcousTile, Adhered	5%			2031	* *	5	\$25,900				
Glass: Susp Panels	10%	0-2	\$42,100	LIFE	* *						
1	Water Peneti	Water Penetration, Extent : Light, Area Affected : 10%									
	Location:	Lobby Rot	unda								
Mosaic Tile	5%			LIFE	* *	1					
Plaster	20%	0-2	\$33,000	LIFE	* *	5	\$64,800				
Tuster		~ -	ent : Moderate, A		cted : 5%	3	ψο 1,000				
			Court Room Ceili								
Plaster	60%	Now	\$221,100	LIFE	* *	5	\$194,400				
	Broken/Miss	ing Elemei	nts, Extent : Seve	e, Area	Affected : 20%						
		_	ient Ceiling.								

Electrical	(Current Repai	r	Future	e Replacement	Ma	aintenance	
System Component Type	, , , ,	ail Date Esti (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2026	\$59,600	5	\$600	
	Other Obser	Other Observation, Extent: Light, Area Affected: 100%						
	Location: Electrical Room (Sub-basement)							
	Explanatio	n : Two 2000	Amps Main Di	sconnec	t Switch			
Fused Disc Sw	30%			2026	\$25,500	5	\$300	
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location:	Electrical Roo	om (Basement)					
	Explanation: One 1600a Main Disconnect Switch							
Switchgear / Switchboard								
Fused Disc Sw	20%			2046	* *	5	\$200	
Fused Disc Sw	80%			2026	\$296,500	5	\$700	

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

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

Asset #: 2052

Electrical	Current Repair	Futur	re Replacement	М	aintenance		
System	% of Fail Date Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority	
Component Type	Total (Years)	FY		(Yrs)			
nder 600 Volts							
Raceway Conduit	10%	2046	* *	1			
Conduit	90%	2046		1			
Panelboards	90%	2020	\$380,400	1			
Fused Disc Sw	5%	2025	\$19,400	5	\$200		
Molded Case Bkrs	10%	2023	\$19,400 * *	5 5	\$500 \$500		
Molded Case Bkrs	85%	2042	\$330,300	5	\$4,500		
	83%	2023	\$330,300	3	\$4,300		
Wiring Braided Cloth	80% 2-4 \$520,900	2051	* *	1			
Braided Clour	Insulation Aged, Extent : Moderate, Ar			1			
	Location: Throughout	ей Ајјесте	zu. 9070				
TDI 1		20.46	* *	1			
Thermoplastic	20%	2046	* *	1			
Motor Controllers	200/	2024	Ф242 100	~	ф.400		
Locally Mounted	30%	2024	\$243,100	5	\$400		
Motor Control Center	65%	2024	\$499,000 * *	5	\$3,600		
Variable Frequency	5%	2046	* *				
Drive	Other Observation Entert Medanate	Amag Aff	and 1. 1000/				
	Other Observation, Extent: Moderate, Location: Custodian Engineer Office		eciea : 100%				
	Explanation : All Controllers Monito		m G				
bround	Explanation . All Controllers Montio	теа Бу Бп	ns				
Grounding Devices							
Generic Generic	100%	LIFE	* *	5	\$3,000		
ighting	10070	LIIL			Ψ5,000		
Interior Lighting							
Fluorescent	55%	2021	\$1,980,700	10	\$102,000		
Tuorescent	Other Observation, Extent: Moderate,			10	Ψ102,000		
	Location: Throughout The Building						
	Explanation : Lamp T-12						
Fluorescent	10%	2034	* *	10	\$18,500		
Puolescent	T-8 Lamps And Fixtures, Extent: Mod		a Affected · 100%	10	\$10,500		
	Location: Throughout The Building	craic, mic	a rijjecica . 10070				
In sour descent		2021	* *	2	¢1.600		
Incandescent	35%	2031		2	\$1,600		
	Other Observation, Extent: Moderate,						
	Location: Court Rooms, Corridors A	-		:	. C		
Espace Lighting	Explanation : Ornate Chandeliers In	Courtroo	ms Ana Penaant F	ixtures Ii	i Corriaors		
Egress Lighting	600/	2021	¢177 200	10	\$20,200		
Emergency, Battery	60%	2021	\$177,300	10	\$29,300		
Exit, Service	40%	2021	\$29,200	1			
Exterior Lighting	200/	2021	¢1.40.400	2	¢100		
Incandescent	20% Other Observation Extent: Moderate	2021	\$140,400	2	\$100		
	Other Observation, Extent : Moderate, Location : Main Entrance	лгеи Аffе	жией. 100%				
)					
N. C	Explanation: 8 (pole Mounting Type	,					
No Component	80%						

Alarm

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

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

Asset #: 2052

Electrical	Curre	nt Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	70%						
Generic	30%		2031	* *	1	\$22,700	
Fire/Smoke Detection							
No Component	50%						
Generic, Digital	50%		2031	* *	1-3	\$62,300	

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
l eating										
Energy Source										
Utility Steam	80%			2036	* *	1				
HTHW/HW	20%			2036	* *	1				
	Other Observation, Extent : Light, Area Affected : 100% Location : B, 2 Only									
	Explana Only	tion : Hot V	Vater Supplied Fro	m Nearb	y Building On Cen	tre St / S	erves B And 2			
Conversion Equipment										
Heat Pump	5%	0-2	\$88,500	2031	* *	2	\$2,500			
		0.	nt : Moderate, Ared out First Floor, Mi	00		Electrica	l Defects			
Heat Pump	5%			2024	\$88,500	2	\$3,100			
Pres. Reducing Valve/L. Steam	P 80%			2029	* *	5	\$9,600			
No Component	10%									
1 to Component	Other Observation, Extent: Light, Area Affected: 0%									
	Location: Sub-basement									
			andlers Are Equipp s A Heating Coil.	oed With	Steam Heating Co	il Howev	ver, The Chilled			
Distribution										
			Φ0.000							
Hot Wtr Piping/Pump	20%	Now	\$9,900	2034	* *	4	\$2,000			
Hot Wtr Piping/Pump	Leak Evid		: Moderate, Area A			4	\$2,000			
Hot Wtr Piping/Pump Steam Piping/Pump	Leak Evid	ent, Extent	: Moderate, Area A			4	\$2,000			
	Leak Evid	ent, Extent	: Moderate, Area A	ffected :	20%		. ,			
Steam Piping/Pump	Leak Evid	ent, Extent	: Moderate, Area A	ffected :	20%		. ,			
Steam Piping/Pump Terminal Devices	Leak Evid Location 80%	ent, Extent a : Sub-base 0-2	: Moderate, Area A ment	2036 2036	**	4	\$8,000			
Steam Piping/Pump Terminal Devices	Leak Evid Location 80% 2% Other Obs	ent, Extent a : Sub-base 0-2	: Moderate, Area Ament \$21,300 Extent : Severe, Area	2036 2036	**	4	\$8,000			
Steam Piping/Pump Terminal Devices	Leak Evid Location 80% 2% Other Obstaction	ent, Extent 1: Sub-base 0-2 servation, E 1: Sub-base	: Moderate, Area Ament \$21,300 Extent : Severe, Area	ffected : 2036 2036 a Affecte	20% ** d:10%	4	\$8,000			
Steam Piping/Pump Terminal Devices	Leak Evid Location 80% 2% Other Obstaction	ent, Extent 1: Sub-base 0-2 servation, E 1: Sub-base	\$21,300 Extent: Severe, Area	ffected : 2036 2036 a Affecte	20% ** d:10%	4	\$8,000			
Steam Piping/Pump Terminal Devices Air Handler	Leak Evid Location 80% 2% Other Obstaction Explana	ent, Extent 1: Sub-base 0-2 servation, E 1: Sub-base	\$21,300 Extent: Severe, Area	2036 2036 a Affecte Dysfund	** ** d: 10% ction Components	1	\$8,000 \$2,300			
Steam Piping/Pump Terminal Devices Air Handler Air Handler	Leak Evid Location 80% 2% Other Obs Location Explana 5% 8% On Extend	ent, Extent 1: Sub-base 0-2 servation, E 1: Sub-base tion: Equip	** Moderate, Area Ament \$21,300 Extent : Severe, Areament Diment Has Multiple tent : Moderate, Ai	2036 2036 2036 a Affecte Dysfunc 2031 2021	** ** d: 10% ction Components ** \$85,000	1	\$8,000 \$2,300 \$6,300			
Steam Piping/Pump Terminal Devices Air Handler Air Handler	Leak Evid Location 80% 2% Other Obs Location Explana 5% 8% On Extend	ent, Extent 1: Sub-base 0-2 servation, E 1: Sub-base tion: Equip	** Moderate, Area Ament \$21,300 Extent : Severe, Areament Diment Has Multiple tent : Moderate, Ai	2036 2036 2036 a Affecte Dysfunc 2031 2021	** ** d: 10% ction Components ** \$85,000	1	\$8,000 \$2,300 \$6,300			

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

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

echanical	Curren	t Repair	Futur	e Replacement	М	aintenance			
tem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
Conditioning									
Energy Source									
District C.W.	20%		2036	* *	1				
	Other Observation, Location : From O	Extent : Light, Area Centre St Building	Affected	: 100%					
	Explanation : Ser	ves 2nd Floor Air Ho	ındling U	Init Only					
Electricity	80%		2042	* *	1				
Conversion Equipment									
Reciprocating Compr/Chiller	20%		2021	\$148,700	1	\$18,800			
-	Not in Service, Exte	ent : Light, Area Affe	cted : 5%	ó					
	Location : Sub-ba Street	sement, Chilled Wat	er Is Pres	sently Being Provid	ded Fron	ı One Center			
	On Extended Life, I Location : Sub-ba	Extent : Moderate, Ai sement	rea Affec	ted : 20%					
	R-22 Refrigerant, E Location : Sub-ba	Extent : Light, Area A sement	ffected :	100%					
Window/Wall Unit	70%		2019	\$315,200	1				
	On Extended Life, Extent : Moderate, Area Affected : 70%								
	Location: Throughout								
	Other Observation, Extent : Light, Area Affected : 70%								
	Location: Throug	ghout							
	Explanation : Equ	uipment Serviced By	Others						
No Component	10%								
Distribution									
Chilled Wtr Pipe/Pump	20%		2036	* *	4	\$2,000			
Chilled Wtr Pipe/Pump	10%		2046	* *	4	\$1,500			
	Other Observation, Extent : Light, Area Affected : 10%								
	Location: Sub-basement To Roof								
	Explanation : Syst	tem Serves To Reject	And Abs	orb Heat From Fi	rst And F	ifth Floor Heat			
No Component	70%								
Terminal Devices									
Air Handler/Cool/Ht	20%		2021	\$167,500	1	\$25,000			
	Other Observation,	Extent : Light, Area	Affected			. , .			
	Location : Sub-ba								
	Explanation : Equ	iipment Already Acco	ounted F	or Under The Heat	ting Secti	on Of This Report			
No Component	80%					v 1			

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

Asset #: 2052

Mechanical	Current Rep	pair Futu	re Replacement	M							
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority					
Air Conditioning											
Heat Rejection	100/	2024	Φ 5 .6.600	2	¢20, 400						
Water Cooling Tower	10%	2024	\$56,600	2	\$20,400						
	Other Observation, Exte Location: Roof	ті : моаетате, Агеа Ајј	ectea : 20%								
	Explanation: The Chiller Plant Is Presently Not In Service										
Water Cooling Town	10%	2027		2	\$20,400						
Water Cooling Tower			\$56,600	2	\$20,400						
	Other Observation, Extent : Light, Area Affected : 20% Location : Roof										
	Location : Roof Explanation : Cooling Tower Is Utilized As A Heat Sink For The Heat Pumps Throughout										
	The First And Fifth Floors.										
No Component	80%										
Ventilation											
Distribution											
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$112,800						
Exhaust Fans											
Interior	25%	2021	\$60,500	2	\$1,600						
	On Extended Life, Exten Location : Sub-baseme		cted : 10%								
	Unit Inoperable, Extent Location : Sub-baseme		ed : 10%								
Interior	25%	2021	\$60,500	2	\$1,600						
	On Extended Life, Exten Location : Sub-baseme		cted : 10%								
Interior	10%	2031	* *	2	\$600						
No Component	20%										
	Other Observation, Extent : Light, Area Affected : 0% Location : Sub-basement										
	Explanation: Equipme	ent Already Accounted I	For Under The Hea	ting Secti	ion Of This Report						
No Component	20%										
Plumbing											
H/C Water Piping											
Brass/Copper	100%	2036		1							
	No Water Meter, Extent		100%								
	Location : Sub-baseme	ent									
HW Heat Exchanger											
Low Temp	100%	2036	* *	4	\$20,000						
Sanitary Piping	E0/ NT	Φ 32 000 1 122	* *	1							
Cast Iron	5% Now Cracked, Extent: Model			1							
C . I	Location : Sub-baseme		راد دان	1							
Cast Iron	95%	LIFE		1							
	On Extended Life, Exten Location : Throughout		viea : 100%								

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

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

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

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Print Date: 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



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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Marble	100%			LIFE	* *	5	\$119,100	
Windows								
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%		\$12,000	LIFE	**			
			xtent : Moderate, A					
			Over Steam Room					
Metal, Corrugated	75%			2038	* *	1		
Metal Panel	5%			2038	* *	10	\$9,800	
			Extent : Moderate, A	Area Affe	cted : 100%			
		ı : Near Fla	_					
			Coated Roof	2015	de de			
Skylight, Metal/Glass	15%		\$148,100	2045	**			
		netration, E n : Over Roi	xtent : Moderate, A tunda	Area Affe	cted : 10%			
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	Φ20.200	
Mosaic Tile	5%			2030	* *	5	\$29,300	
Marble Panels	25%			LIFE	* *	5	\$44,000	
Vinyl Tile	25%			2030	* *	3	\$29,300	
Interior Walls	5 0/			2024	* *	-	¢12.000	
Ceramic Tile	5%			2034	**	5 5	\$13,000	
Concrete Masonry Unit	5%			LIFE	* *	5	\$5,200	
Masonry: Brick Granite Panels	25% 5%			LIFE LIFE	* *			
Marble Panels	5% 10%			LIFE	* *			
Plaster	15%			LIFE	* *	5	\$11,700	
Plaster	35%			LIFE	* *	5 5	\$27,200	
riasici	33%			LILE		J	\$41,400	

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.

Asset #: 2053

Architecture	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	15%		2038	* *	5	\$33,700	
Exposed Concrete	5% Now	\$39,200	LIFE	* *	5	\$1,800	
Exposed Struc: Steel	Water Penetration, E Location: Below St Other Observation, E Location: Below St Explanation: Corre 2% Now Corrosion/Rusting, E Location: Steam Re	eps At Main Entra Extent: Moderate, A eps At Main Entra oded Steel Angle \$20,500 xtent: Moderate, A com, Outside Trasl	nce Area Affe nce LIFE Area Affe n Elevato	** cted : 10% r			
	Water Penetration, E Location : Steam Re		a Affecte	d : 10%			
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	

lectrical	Current Re	pair Futui	Future Replacement		Maintenance	
stem Component Type	% of Fail Date F Total (Years)	Sstimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2045	* *	5	\$700	
	Other Observation, Ext	ent : Moderate, Area Affe	ected : 100%			
	Location: Electrical	Room				
	Explanation: Main Se	ervice Switch Rated @ 40	000 Amperes			
Switchgear / Switchboard						
Air Circuit Breaker	20%	2045	* *	5	\$200	
Fused Disc Sw	20%	2045	* *	5	\$100	
Molded Case Bkrs	60%	2045	* *	5	\$2,500	
Raceway						
Busway	5%	2038	* *	1		
Conduit	95%	2045	* *	1		
Panelboards						
Molded Case Bkrs	100%	2041	* *	5	\$4,100	
Wiring						
Busway	5%	2038	* *	1		
Thermoplastic	95%	2045	* *	1		
Motor Controllers						
Locally Mounted	50%	2038	* *	5	\$500	
Variable Frequency	50%	2038	* *			
Drive						

Ground

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

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

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Asset #: 2053

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
round						
Grounding Devices	1000/		de de	_	Ф2 200	
Generic	100%	LIFE	* *	5	\$2,300	
tand-by Power						
Transfer Switches Automatic	100%	2038	* *	1	\$48,200	
Automatic	Other Observation, Extent			1	\$40,200	
	Location : Basement	. moderate, med rijje	. 100/0			
	Explanation : 1- Transfer	Switch Is Serving The	e City Hall Buildin	g		
Generators				0		
Diesel	100%	2034	* *	1	\$60,700	
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%			
	Location : Generator Roc	om				
	Explanation: 2-400 Kw	Generators - One Gen	erator Is Serving	The City	Hall Building	
Batteries	1000/	• • • •		_	 00 -	
Lead/Acid	100%	2019	\$1,600	5	\$5,800	
Fuel Storage	700 /	2041	* *	~	Φ1.4. 7 00	
Day Tank	50%	2041		5	\$14,500	
	Other Observation, Extent Location: Generator Roc	•••	ctea : 100%			
	Explanation: 2-100 Gali					
Main Touls			* *		\$2.200	
Main Tank	50% Other Observation, Extent	2053 : Moderate Area Affe		5	\$2,300	
	Location: Basement	. тоиетие, атеи ајје	ciea . 10070			
	Explanation: 10,000 Gal	lon Capacity				
ighting						
Interior Lighting						
Fluorescent	80%	2030	* *	10	\$115,000	
	T-8 Lamps And Fixtures, E. Location : Offices And Bo		a Affected : 100%			
Fluorescent	20%	2030	* *	10	\$28,700	
	Compact Fluorescent Light	t, Extent : Moderate, A	Area Affected : 100	0%		
	Location : Lobby, Stairca	ses And Receiving Ro	om			
Egress Lighting						
Emergency, Service	50%	2030	* *	1		
Exit, LED	50%	2053	* *	1		
larm						
Security System	500/					
No Component	70%	2020	* *	1	Φ1 7 (00	
Generic	30%	2030		1	\$17,600	
	Other Observation, Extent Location : Hallways	: Moderaie, Area Ajje	ciea : 100%			
	Explanation: C C T V Si	ırveillance Cameras				
Fire/Smoke Detection	Expunuion . C C I V St	ii veittunce Cumerus				
Generic, Digital	100%	2030	* *	1-3	\$99,500	
Concilo, Digital	Other Observation, Extent		cted : 100%	1.5	Ψ,,,,,,,,,,,	
	Location: Throughout Th					
	Explanation : Smoke Dete	=	tations, Horns, Str	obe Light	ts, Alarm Bells	

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

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

Asset #: 2053

Mechanical	Current Re	pair	Future Replacement		Maintenance			
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source	400-							
Utility Steam	100%		2035	* *	1			
	Other Observation, Ext Location: Throughou		fected	: 100%				
	Explanation: Steam 1							
Conversion Equipment	Explanation : Steam 1	rom Con Eaison						
Conversion Equipment Pres. Reducing Valve/L.	P 100%	,	2034	* *	5	\$9,300		
Steam	1 10070	•	2034		3	\$2,500		
Steam	Other Observation, Ext	ent : Light, Area At	fected	: 100%				
	Location : Basement		,	, .				
	Explanation: 2 New 1	Heat Exchangers						
Distribution		.0.						
Hot Wtr Piping/Pump	100% Now	\$17,100	2047	* *	4	\$7,700		
1 0 1	Other Observation, Ext		Affected	d: 100%				
	Location: Throughou	t						
	Explanation: Bms No	t Working Properly	v					
Terminal Devices								
Air Handler	60%		2030	* *	1	\$58,100		
Fan Coil Unit/Heat	40%		2030	* *	1	\$20,200		
Air Conditioning								
Energy Source								
District C.W.	100%		2045	* *	1			
	Other Observation, Ext		fected	: 100%				
	Location: Throughou		C.					
D:	Explanation: From A	djacent One Centre	e Street	t - Municipal Bui	lding			
Distribution	1000/	,	2045	* *		¢7.700		
Chilled Wtr Pipe/Pump	100%		2045	ate at	4	\$7,700		
Terminal Devices	0.00/	,	2020	* *	1	¢77.500		
Air Handler/Cool/Ht Fan Coil - Cool/Heat	80% 20%		2030 2030	* *	1	\$77,500		
Ventilation	20%	•	2030		1	\$10,100		
Distribution								
Ductwork/Diffusers	100% Now	\$73,300 I	LIFE	* *	2-5	\$87,400		
Ductwork/Diffusers	Damaged, Extent : Seve				23	ψο7,400		
	Location : Basement		2,0					
	Other Observation, Ext		Affecte	d : 5%				
	Location : Basement		33					
	Explanation : No Exh	aust Fan Causes H	igh Tei	mperature In Reh	eat Statio	n Room		
Exhaust Fans			0	•				
Interior	100%		2030	* *	2	\$4,800		
Plumbing						•		
H/C Water Piping								
Brass/Copper	100%	2	2045	* *	1			
HW Heat Exchanger								
Low Temp	100%	2	2045	* *	4	\$15,500		
Sanitary Piping								
Cast Iron	100%	I	LIFE	* *	1			
Note: All component repairs \$ estim	nates are in current dollars o	and are not escalated	for pot	ential future inflati	on.			

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

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

Mechanical	Current Repair	Future Repla	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim FY	ated 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%							
ertical Transport								
Elevators								
Geared Traction	90%	LIFE	* *					
	Other Observation, Extent: Ligh Location: (3) B - Attic, (1) 1-4 Explanation: 4 Units							
II -11'		LICC	* *					
Hydraulic	10% Other Observation, Extent : Seve Location : B - G	LIFE re, Area Affected : 10%						
	Explanation: 1 Freight Unit. Oil Leaking From The Pump Room In Basement							
ire Suppression Standpipe								
Generic	100%	2051	* *	1-5	\$81,900			
Sprinkler								
No Component	40%							
Generic	60%	2051	* *	1-2	\$26,300			
	Other Observation, Extent : Ligh Location : B. 1st, 4th, Attic	t, Area Affected : 60%						
	Explanation: No Sprinkler For	2nd And 3rd Floors						
Fire Pump								
Generic	100%	2034	* *	1	\$29,300			

^{**} 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

 $Program / Asset \# : DCAS004.000 / 14020 \qquad \qquad Yr \ Built/Renovated :$

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

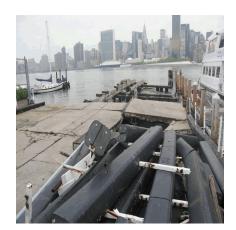
Total

EXPENSE

Total

Importance Code

Total



DEPT. OF CITYWIDE ADMIN. SERV. - 856 PIER AT 44TH DRIVE

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

^{**} 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

 $Program / Asset \# \quad : \ DCAS001.000 / \ 14015 \qquad \qquad Yr \ Built/Renovated \quad : \\$

Linear Ft : 1,376 Project Type : REAL PROPERTY

Date of Survey : 19-Oct-2015 Landmark Status : NONE

Areas Surveyed :

Block : 16109 Lot : 47 BIN :

CAPITAL	FY 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



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 CONCRETE BULKHEAD

Bulkheads	Current Repair		Current Repair Future Replacemen		Future Replacement		Current Repair Future Replacement		Future Replacement Maintenance		Maintenance		
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority						
Structural													
Gravity Wall													
Concrete	30%		LIFE	* *	5-10	\$3,300							
	Discolor & Bleeding, E Location : Throughou	_	ea Affectea	l : 10%									
	Spalling, Extent : Light	, Area Affected :	5%										
	Location: Below Cap)											
Concrete	5% 4+ Spalling, Extent : Mode Location : At 330, 520			* * East	5	\$300							
Not Accessible	65%												
Backfill													
Fill													
Topsoil	5% Now	\$14,700	2067	* *									
	Sinkhole, Extent : Mode			. n. 11. 1									
	Location : Sinkhole 1.	20 Feet From We	est Ena Of	Викпеаа									
Not Accessible	95%												
Surface	0.004		2026	* *	_	011100							
Concrete	90%	4.66 . 1	2036	* *	5	\$14,100							
	Cracking, Extent : Light Location : Throughou		: 3%										
Topsoil	5%		2025	\$3,700	5	\$300							
Topsoil	5% Now	\$3,700	2027	\$3,700	5	\$200							
	Settlement, Extent : Sev Location : Sinkhole 1			d Rodent Holes I	n Wester	n 100 Feet							
Deck Elements													
Railing													
Aluminum	100%		2025	\$498,800									

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017 Print Date: 16-Sep-2016

Asset Name : GRAVITY WALL W/REVETMENT

Address : ALONG UTOPIA PARKWAY BETWEEN 12TH AVE. AND CRYDERS LANE

Borough Agency's Number : QUEENS : N/A

Program / Asset # : DCAS005.000 / 14025 Yr Built/Renovated :

Linear Ft : 903 **Project Type** : REAL PROPERTY

Date of Survey : NONE : 12-Oct-2015 **Landmark Status**

Areas Surveyed

Block : 4613 BIN Lot : 1

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



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 GRAVITY WALL W/REVETMENT

Asset #: 14025

Bulkheads	Current Repair Future Replacement Maintenance			aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Coping/Curb	0004		ata ata	. 10	4. 700	
Concrete	90% Displaced Elements, Extent : Light, Are	LIFE a Affected : 3	* *	5-10	\$1,500	
	Location : Above Displaced Stone Wa	ll Elements				
	Spalling, Extent : Light, Area Affected : Location : From 380 Feet To 400 Feet		i			
No Component	10%					
Gravity Wall	1070					
Concrete	10%	LIFE	* *	5-10	\$700	
	Cracking, Extent : Light, Area Affected Location : Throughout				77.00	
Stone	55%	LIFE	* *	5	\$84,200	
Stone	35% Now \$942,600	LIFE	* *	5	\$26,800	
20010	Displaced Elements, Extent : Severe, Ar		50%		420,000	
	Location : From 760 Feet To 850 Feet					
	Missing Part, Extent : Severe, Area Affe	cted : 40%	Ü			
	Location : At 133, 410, 560, 630, 660,		et From Southe	rn Outfa	ll	
	Progressing Scour, Extent: Severe, Are					
	Location : Undermined Sections At No			Feet Fra	m North	
Revetment						
Stone	85%	LIFE	* *	5	\$9,200	
Stone	15% 4+ \$98,800 Missing Part, Extent : Moderate, Area A Location : At Either End	LIFE Affected : 509	**	5	\$800	
Backfill						
Fill						
Topsoil	5% Now \$9,600	2067	* *			
	Sinkhole, Extent : Moderate, Area Affec	ted : 100%				
	Location: Voids Around Majority Of A	Rail Posts				
Not Accessible	95%					
Surface						
Asphalt	85%	2036	* *	5	\$8,800	
	Cracking, Extent: Light, Area Affected	: 2%				
	Location : Throughout					
	Settlement, Extent : Light, Area Affected	l : 2%				
	Location : Throughout					
Asphalt	15% Now \$12,100	2042	* *	5	\$800	
	Cracking, Extent : Severe, Area Affected					
	Location: Separation At Displaced W					
	Settlement, Extent : Severe, Area Affecte	ed : 20%				
	Location: At North End					
	Sinkhole, Extent : Severe, Area Affected	: 75%				
	Location: Voids Around Rail Posts					

Deck Elements

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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 GRAVITY WALL W/REVETMENT

Bulkheads	Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements							
Railing							
Timber	70%		2020	\$96,000			
	Surface Wearing/Scaling	g, Extent : Mode	rate, Are	ea Affected : 50%			
	Location: Throughout						
Timber	30% Now	\$41,100	2022	\$41,100			
	Broken, Extent : Severe, Area Affected : 25%						
	Location: At 630 Feet	From South					
	Rotting/Splitting, Extent	: Severe, Area A	ffected .	75%			
	Location : Throughout	And At 355, 436	5, 540, 5	60, 630 Feet From	South		

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

 $Program \, / \, Asset \, \# \quad : \, \, DGS0064.000 \, / \, 13936 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

Linear Ft : 155 Project Type : REAL PROPERTY

Date of Survey : 15-Dec-2014 Landmark Status : NONE

Areas Surveyed :

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



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT

Bulkheads		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	10%	Now	\$5,300	LIFE	* *	5		
	•		Extent : Severe, Ar Block Wall	ea Affect	red : 100%			
Concrete	90%			LIFE	* *	5	\$100	
Revetment								
Stone	30%	0-2	\$33,900	LIFE	* *	5	\$300	
	Erosion, E	xtent : Seve	ere, Area Affected .	100%				
	Location	: Loss Of A	Armor Stone Throu	ghout				
Stone	70%			LIFE	* *	5	\$700	
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	cted : 100%			
	Location	: Through	out					
	Explanat	ion : Inade	quate Revetment					
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	100%			2021	\$8,300	5	\$700	
	Settlement	Extent : L	ight, Area Affected	: 25%				
	Location	: Through	out Behind Ecology	y Blocks				

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 :

rrogram/Asset# : DG50000,000/13945 1r bum/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 Importance Code C	\$31,800			
Total	\$31,800			



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT

Bulkheads	Current Repair	Future Replacement	Ma	intenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Structural					
Revetment					
Stone	100% Now \$433,900 Erosion, Extent : Severe, Area Affecte Location : Inadequate Armor Stone	d: 100%	5	\$3,600	1
	Progressing Scour, Extent: Severe, A Location: Throughout	O			
Backfill					
Fill					
Topsoil	100% Now \$126,900 Erosion, Extent : Severe, Area Affecte				
	Location : Full Length Embankment Properties	Failure And Progressing Sc	our Into A	djacent	
Surface					
Topsoil	100% Now \$31,800 Erosion, Extent : Severe, Area Affecte	d:100%		\$1,400	
	Location : Full Length Embankment Properties	Failure And Progressing Sc	our Into A	djacent	

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 Importance Code C	\$22,900	\$300		
Total	\$22,900	\$300		



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	45%			LIFE	* *	5	\$900	
Stone	55%	4+	\$128,300	LIFE	* *	5	\$1,100	
		-	Extent : Severe, Are ate Revetment Heig					
Backfill								
Fill								
Topsoil	55%	Now	\$37,500	2066	* *			
	Erosion, E	xtent : Sev	ere, Area Affected .	100%				
	Location	: Along A	rden Ave					
Not Accessible	45%							
Surface								
Asphalt	55%	Now	\$15,700	2041	* *	5	\$1,000	
	Sinkhole, I	Extent : Se	vere, Area Affected	: 100%				
	Location	: Along A	rden Ave					
Topsoil	40%			2024	\$6,800	5	\$600	
Topsoil	5%	4+	\$900	2026	\$900	5		
•	Erosion, E	xtent : Mo	derate, Area Affect	ed : 50%	í			
	Location	: At Crest	West Of Breakwate	er				
Deck Elements								
Railing								
Guard Rail	55%		\$6,300	LIFE	* *			
	_	_	Extent : Severe, Are	a Affecte	d : 100%			
	Location	: Along A	rden Ave					
No Component	45%							

^{**} 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 #3

Address : ALONG BANK STREET FROM WESTERVELT AVE EAST

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

 $Program \, / \, Asset \, \# \quad : \, \, DGS0063.000 \, / \, 13929 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

Linear Ft : 200 Project Type : REAL PROPERTY

Date of Survey : 16-Dec-2014 Landmark Status : NONE

Areas Surveyed :

Block : 2 Lot : 778 BIN :

CAPITAL	FY 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 Importance Code C	\$16,000	\$7,800		
Total	\$16,000	\$7,800		



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT #3

Bulkheads	С	urrent Rep	air	Futur	e Replacement	М	aintenance	
System Component Type		il Date Es Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%	4+	\$145,800	LIFE	* *	5	\$1,200	
	Other Observ	ation, Exte	nt : Severe, Are	a Affecte	d: 100%			
	Location : T	Throughout						
	Explanation	ı : Insufficie	ent Armor					
Backfill								
Fill								
Topsoil	30% 1	Now	\$12,800	2066	* *			
	Erosion, Exte	nt : Moder	ate, Area Affect	ed : 100%	6			
	Location : T	Throughout						
Not Accessible	70%							
Surface								
Topsoil	30% 1	Now	\$3,200	2026	\$3,200	5	\$100	
-	Erosion, Exte	nt : Severe,	Area Affected .	: 100%				
	Location : T	Throughout						
Topsoil	70%			2019	\$7,500	5	\$700	

Print Date: 16-Sep-2016 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2017

Asset Name : REVETMENT BEHIND KENT AVE SHOPS 390 KENT AVENUE

Address : SOUTH SIDE WILLIAMSBURG BRIDGE EAST RIVER @ S6TH ST TO BROADWAY

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : DGS0025.010 / 14652 Yr Built/Renovated :

Linear Ft : 500 Project Type : REAL PROPERTY

Date of Survey : 15-Oct-2015 Landmark Status : NONE

Areas Surveyed :

Block : 2467 Lot : 1 BIN :

CAPITAL	FY 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 Importance Code C	\$60,500		\$700	\$100
Total	\$60,500		\$700	\$100



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT BEHIND KENT AVE SHOPS 390 KENT AVENUE

Bulkheads	С	Current Repair Future Replacement		ement Maintenance				
System Component Type		il Date E Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone		Vow	\$364,600	LIFE	* *	5	\$3,000	
	_		evere, Area Affe	cted : 25	%			
	Location : A	t Top Of R	Revetment					
	Other Observ	ation, Exte	ent : Moderate, A	Area Affe	cted : 100%			
	Location : T	hroughout	•					
	Explanation	: Inadequ	ate Stone					
Backfill								
Fill								
Topsoil	75% N	Vow	\$48,000	2055	* *			
	Erosion, Exte	nt : Severe	, Area Affected .	50%				
	Location : A	reas 86, 1	10, 125, And 14	0 To 335	Feet From North			
Not Accessible	25%							
Surface								
Asphalt	25%			2030	* *	5	\$1,400	
Asphalt	75% N	low	\$33,600	2042	* *	5	\$2,100	
	Erosion, Exte	nt : Severe	, Area Affected .	50%				
	Location : A	reas 86, 1	10, 125, And 14	0 To 335	Feet From North			
Deck Elements								
Railing								
Fencing	100%	0-2	\$26,900	2032	* *	3	\$200	
	Broken, Extent : Severe, Area Affected : 15%							
	Location : I	solated Are	eas Throughout					
	Progressing S	Cour, Exte	ent : Severe, Are	a Affecte	d: 100%			
	Location : E	ase Under	mined Through	out				

^{**} 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 :

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



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 STEEL SHEET PILE BULKHEAD

	Current Repair Future Replacement		M	Maintenance			
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
5%	4+	\$28,600		* *			
Corrosion,	Extent: M	Ioderate, Area Affe	ected : 10	00%			
Location	: Tidal An	d Splash Zones					
Displaced I	Elements, 1	Extent : Severe, Ar	ea Affect	ed : 75%			
Location	: Impact L	Damage 110 Feet F	rom Eas	t			
65%			LIFE	* *			
30%							
80%			LIFE	* *	5	\$1,200	
5%	Now	\$6,300	LIFE	* *	5	\$100	
Spalling, E.	xtent : Sev	ere, Area Affected	: 100%				
Location	: Northeas	st Corner					
15%	4+	\$19,000	LIFE	* *	5	\$200	
Spalling, E	xtent : Lig	ht, Area Affected :	100%				
Location	: Through	out					
100%							
100%			2029	* *	2-5	\$1,500	
		-	!: 20%				
	5% Corrosion, Location Displaced Location 65% 30% 80% 5% Spalling, E. Location 15% Spalling, E. Location 100% 100% Settlement,	% of Fail Date Total (Years) 5% 4+ Corrosion, Extent: M. Location: Tidal An Displaced Elements, Location: Impact D. 65% 30% 80% 5% Now Spalling, Extent: Sev. Location: Northeas 15% 4+ Spalling, Extent: Lig Location: Through 100% Settlement, Extent: L	% of Total (Years) 5% 4+ \$28,600 Corrosion, Extent: Moderate, Area Affe Location: Tidal And Splash Zones Displaced Elements, Extent: Severe, Ar Location: Impact Damage 110 Feet F 65% 30% 80% 5% Now \$6,300 Spalling, Extent: Severe, Area Affected Location: Northeast Corner 15% 4+ \$19,000 Spalling, Extent: Light, Area Affected: Location: Throughout	% of Total (Years) Symples Settlement, Extent: Light, Area Affected: 100% Settlement, Extent: Light, Area Affected: 100% Symples Settlement, Extent: Light, Area Affected: 100% Symples Settlement, Extent: Light, Area Affected: 100% Symples Settlement, Extent: Light, Area Affected: 20% Settlement, Extent: Light, Area Affected: 20%	% of Fail Date Estimated Cost Total (Years) 5% 4+ \$28,600 LIFE ** Corrosion, Extent: Moderate, Area Affected: 100% Location: Tidal And Splash Zones Displaced Elements, Extent: Severe, Area Affected: 75% Location: Impact Damage 110 Feet From East 65% LIFE ** 30% 80% LIFE ** 5% Now \$6,300 LIFE ** Spalling, Extent: Severe, Area Affected: 100% Location: Northeast Corner 15% 4+ \$19,000 LIFE ** Spalling, Extent: Light, Area Affected: 100% Location: Throughout 100% 2029 ** Settlement, Extent: Light, Area Affected: 20%	Soft Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	Solution Fail Date Estimated Cost Year FY Estimated Cost Cycle (Yrs)

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



Maintenance \$ are aggregated over a 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 Rep	t Repair Future Replacement		Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost Yea	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Gravity Wall						
Concrete	12%	LIF	E **	5-10	\$3,100	
No Component	75%					
Not Accessible	13%					
Revetment	100/	LID	G **	_	4.700	
Stone	12%	LIF	E **	5	\$4,700	
No Component	88%					
Sheet Piles	250/	1 117	F **	10		
Steel No Common and	35%	LIF	E **	10		
No Component	25%					
Not Accessible	40%					
Pile Caps Concrete	100%	LIF	F **	5	\$19,500	
Concrete	Cracking, Extent: Light		L	3	\$15,500	
	Location : At West End					
Backfill	Bocanon . In West Bite					
Fill						
Not Accessible	100%					
Surface						
Asphalt	70%	203	6 **	5	\$25,900	
1	Cracking, Extent: Light	, Area Affected : 5%			. ,	
	Location: Throughout	•				
	Settlement, Extent : Ligh	nt, Area Affected : 5%				
	Location: Throughout	•				
Concrete	5% 4+	\$58,000 204	2 **	5	\$900	
	Cracking, Extent: Mode	erate, Area Affected : 5	5%			
	Location: Isolated Th	roughout Sidewalk 500	Feet To 1340 Feet	From Ea	st End	
	Settlement, Extent : Mod	lerate, Area Affected :	50%			
	Location: Isolated Th	roughout Sidewalk 500	Feet To 1340 Feet	From Ea	st End	
Concrete	2% Now	\$23,200 204	2 **	5	\$400	
	Settlement, Extent : Seve	. ,			,	
	Location : In Sidewalk	: 880 Feet To 955 Feet	From East End			
Concrete	23%	203	6 **	5	\$8,500	
Deck Elements		203	-		40,200	
Railing						
Steel	99%	202	5 \$3,043,000			
Steel	1% Now	\$3,100 202				
	Missing Part, Extent : M.					
	Location : Isolated Mi	ssing Sections Up To 4	Feet Long At 2250	Feet, 270	08 Feet, And 2975	
	Feet From East End					

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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 STEEL SHEET PILE BULKHEAD GRAVITY WALL

Asset #: 14018

Bulkheads	Current Repair	Future Repla	cement	Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estima FY	nted Cost Cyc		Priority
Deck Elements					
Parapet					
Concrete	80%	2028	* *		

Cracking, Extent: Light, Area Affected: 10%

Location: Throughout To 1340 Feet From East End Recent Repair Evident, Extent: Light, Area Affected: 10% Location: 1975 Feet From East End To West End Of Asset

Spalling, Extent: Moderate, Area Affected: 40% Location: Spall At 875 Feet From East End

Under Construction 20%

DEPT. OF CITYWIDE ADMIN. SERV. - 856

Project: REAL PROPERTY

CAPITAL	F	Y 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

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

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