

Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

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 / 2004
Area Sq Ft : 502,000 **Project Type** : COURTS
Date of Survey : 25-Feb-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,6,8,9,10
Block : 2454 **Lot** : 1 **BIN** : 2002704

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$751,600	\$468,400
Interior Architecture	\$1,128,700	\$5,684,100
Electrical	\$2,888,000	\$2,221,300
Mechanical	\$5,869,700	\$9,617,300
Total	\$10,638,000	\$17,991,200
Priority A	\$751,600	\$468,400
Priority B	\$9,196,800	\$12,226,600
Priority C	\$689,600	\$5,296,200
Total	\$10,638,000	\$17,991,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$16,500	\$50,000		
Interior Architecture	\$40,900		\$897,100	\$43,100
Electrical	\$80,600	\$98,400	\$28,600	\$28,700
Mechanical	\$220,400	\$124,000	\$249,500	\$124,000
Elevators/Escalators	\$148,500	\$148,500	\$148,500	\$148,500
Total	\$506,800	\$420,900	\$1,323,600	\$344,300
Priority A	\$16,500	\$50,000		
Priority B	\$449,400	\$370,900	\$426,600	\$301,200
Priority C	\$40,900		\$897,100	\$43,100
Total	\$506,800	\$420,900	\$1,323,600	\$344,300



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	4+	\$16,500	LIFE	* *	5	\$64,400	A
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Cooling Tower Area								
Masonry: Brick	12%			LIFE	* *	5	\$51,500	A
Staining/Discoloring, Extent : Light, Area Affected : 15%								
Location : Below Windows, Garage Wing								
Masonry: Granite	3%			LIFE	* *	5	\$9,700	A
Masonry: Limestone	80%			LIFE	* *	5	\$257,600	A
Recent Repair Evident, Extent : Light, Area Affected : 40%								
Location : Throughout								
Slate Panels	2%			LIFE	* *	5	\$6,400	A
Windows								
Aluminum	100%			2028	* *	5	\$57,000	A
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Exterior Surfaces								
Explanation : Dirty Glass								
Parapets								
Cast in Place Concrete	40%			LIFE	* *	5	\$95,000	A
Recent Repair Evident, Extent : Light, Area Affected : 40%								
Location : Throughout								
Masonry: Brick	10%			LIFE	* *	5	\$2,300	A
Masonry: Limestone	40%			LIFE	* *	5	\$11,600	A
Recent Repair Evident, Extent : Light, Area Affected : 40%								
Location : Throughout								
Metal Rail	10%			2025	* *	5-10	\$41,600	A
Roof								
Built-Up (BUR)	90%	Now	\$35,800	2015	\$715,800			A
Blisters, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 30%								
Location : Annex								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : At Lower Floor Setbacks								
Worn/Eroded, Extent : Light, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Setback Areas At Lower Floors								
Explanation : Pigeon Waste Accumulation								
Traffic Topping	10%			2025	* *	10	\$24,700	A

Interior

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BRONX FAMILY/CRIMINAL COURT
Asset # : 2058

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Interior									
Floors									
	Carpet	20%			2016	\$807,800	3	\$206,900	C
	Cast in Place Concrete	15%	Now	\$78,100	LIFE	* *	5	\$226,300	C
Drains Inad/Misposn, Extent : Moderate, Area Affected : 100%									
Location : Loading Dock Over Lm Level									
Recent Replace Evident, Extent : Moderate, Area Affected : 10%									
Location : Parking Garage									
Water Penetration, Extent : Moderate, Area Affected : 100%									
Location : Over Lm Level									
Other Observation, Extent : Severe, Area Affected : 60%									
Location : Basement- Near Electrical Room Corridors									
Explanation : Plywood Covering Concrete Trenches									
	Ceramic Tile	5%			2029	* *	5	\$34,500	C
	Terrazzo	10%	Now	\$40,900	LIFE	* *	5	\$53,900	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Main Lobby									
	Vinyl Tile	50%	Now	\$325,700	2020	\$3,256,600	3	\$129,300	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Corridors									
Patching Evident, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	5%	Now	\$23,700	2029	* *	5	\$20,300	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Public Restroom On Lm Level									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Public Restroom On Lm Level									
	Concrete Masonry Unit	10%	Now	\$60,800	LIFE	* *	5	\$32,400	C
Vertical Cracks, Extent : Severe, Area Affected : 10%									
Location : Roof Stair D, Basement - Electrical Room									
	Fabric on Framing	10%			2021	\$1,473,300	5	\$40,500	C
	Gypsum Board	33%			LIFE	* *	5	\$160,500	C
	Masonry: Brick	5%			LIFE	* *			C
	Granite Panels	5%			LIFE	* *			C
	Plaster	25%	Now	\$184,200	LIFE	* *	5	\$60,800	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Corridor Near Judges Garage On Lm Level									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Corridor Near Judges Garage On Lm Level									
	SGFT/Glazed Masonry	5%			LIFE	* *			C
	Wood	2%			LIFE	* *	5	\$64,800	C

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	40%	Now	\$210,800	2025	* *	5	\$172,400	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 8th Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Rooms On Lm Level</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Rooms On Lm Level</i>								
AcousTileSusp.Lay-In	25%	Now	\$228,200	2033	* *	5	\$86,200	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout,Corridor(s)</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout,Corridor(s)</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridors On Lm Level</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout,Corridor(s)</i>								
Exposed Concrete	20%			LIFE	* *	5	\$21,600	B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stair D To Roof</i>								
Gypsum Board	15%			LIFE	* *	5	\$129,300	B

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 Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2020	\$90,800	5	\$1,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 3000 Amps And Two 2000 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2018	\$28,500	5	\$1,500	B
Switchgear / Switchboard								
Fused Disc Sw	100%			2020	\$295,300	5	\$1,800	B
Raceway								
Conduit	95%			2020	\$380,100	1		B
Conduit	5%			2030	* *	1		B
Panelboards								
Fused Disc Sw	10%			2019	\$40,300	5	\$1,000	B
Fused Knife Sw	5%	2-4	\$20,100	2045	* *	5	\$200	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	10%			2028	* *	5	\$1,100	B
Molded Case Bkrs	75%			2019	\$302,100	5	\$8,200	B

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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Thermoplastic	95%			2020	\$430,000	1		B
Thermoplastic	5%			2030	* *	1		B
Motor Controllers								
Locally Mounted	30%			2018	\$227,600	5	\$800	B
Motor Control Center	60%			2018	\$455,200	5	\$6,700	B
Motor Control Center	10%	Now	\$75,900	2040	* *	5	\$600	B
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mech Room (10th Floor)</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$6,100	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2018	\$10,700	1	\$126,800	B
Generators								
Diesel	100%			2016	\$72,700	1	\$159,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 365 Kw Caterpillar Genset</i>								
Batteries								
Lead/Acid	100%			2014	\$600	5	\$15,200	B
Fuel Storage								
Day Tank								
	50%			2019	\$16,900	5	\$38,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 30 Gallons</i>								
Main Tank								
	50%			2023	\$28,100	5	\$6,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 275 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent								
	92%			2015	\$2,221,200	10	\$346,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T12 Lamps</i>								
HID	3%			2015	\$51,000	10	\$400	B
Incandescent	5%			2015	\$120,700	2	\$500	B
Egress Lighting								
Emergency, Service	50%			2015	\$33,700	1		B
Exit, Service	50%			2015	\$33,700	1		B

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

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BRONX FAMILY/CRIMINAL COURT
Asset # : 2058

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2040	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : No.2 Fuel Tank Also Used As Main Supply Tank For Emergency Diesel Generator</i>								
Conversion Equipment								
Steam Boiler	100%			2025	* *	1	\$407,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : 10th Floor Boiler Room</i> <i>Explanation : 2 Units - 2 Heat Exchangers Convert Steam To Hot Water</i>								
Distribution								
Hot Wtr Piping/Pump	70%			2028	* *	4	\$14,200	B
<i>Other Observation, Extent : Light, Area Affected : 70%</i> <i>Location : Throughout</i> <i>Explanation : Hot Water Used For Preheat Coils And Perimeter Radiators</i>								
Steam Piping/Pump	30%			2030	* *	4	\$9,100	B
Terminal Devices								
Air Handler	30%			2020	\$750,600	1	\$76,300	B
Fan Coil Unit/Heat	70%			2020	\$4,863,500	1	\$93,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2028	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	100%	0-2	\$1,251,000	2035	* *	1	\$400,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : 10th Floor</i> <i>Explanation : 2 Original Units</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%	0-2	\$226,800	2040	* *	4	\$20,300	B
<i>Other Observation, Extent : Light, Area Affected : 10%</i> <i>Location : 10th Floor</i> <i>Explanation : Chilled Water Pumps Need To Be Replaced</i>								
Terminal Devices								
Air Handler/Cool/Ht	50%			2020	\$985,500	1	\$127,200	B
Fan Coil - Cool/Heat	50%			2015	\$4,391,900	1	\$66,500	B
Heat Rejection								
Water Cool Tower	100%			2018	\$1,332,000	2	\$413,400	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$229,100	B
Exhaust Fans								
Interior	100%			2020	\$513,000	2	\$12,700	B
Plumbing								

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BRONX FAMILY/CRIMINAL COURT
Asset # : 2058

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
H/C Water Piping Brass/Copper	10%			2040	* *	1		B
	Corroded, Extent : Moderate, Area Affected : 30%							
	Location : Water Main In Room Lm-43							
Galv Iron/Steel	90%			2025	* *	1		B
HW Heat Exchanger HTHW/HW	100%			2020	\$1,071,000			B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 2 Units In Basement, Scheduled To Be Replaced In 2 Weeks							
Sanitary Piping Cast Iron	100%	Now	\$20,200	LIFE	* *	1		B
	Blockage /Clogged, Extent : Moderate, Area Affected : 5%							
	Location : Northeast Side Street Sewer							
Storm Drain Piping Cast Iron	100%	0-2	\$32,400	LIFE	* *	1		B
	Corroded, Extent : Light, Area Affected : 10%							
	Location : Garage Level And Basement Of Main Building							
Sump Pump(s) Rigid Piping	100%			2020	\$10,200	4	\$1,300	B
Sewage Ejector(s) Electric	100%			2020	\$10,200	4	\$1,300	B
Backflow Preventer Generic	100%			2025	* *	1	\$25,400	B
Fixtures Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 90%							
	Location : (6) Lm-8 (4) B-9 (1) B-10							
	Explanation : 11 Units							
Gearless Traction	10%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : G-4							
	Explanation : 2 Units							
Escalators								
Under 20' Rise	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : (2) Lm - M (2) M-1 (2) 1-2							
	Explanation : 6 Units							

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : BRONX HALL OF JUSTICE
Address : 265 EAST 161 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCAS009.000 / 14315 **Yr Built/Renovated** : 2003 / 2009
Area Sq Ft : 732,515 **Project Type** : COURTS
Date of Survey : 17-Feb-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors B3,B2,B1,1,3,5,6,8,9,P10
Block : 2444 **Lot** : 32 **BIN** : 2113095

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$572,100	\$1,619,500
Interior Architecture	\$387,900	\$1,847,300
Electrical	\$281,200	\$979,500
Mechanical	\$1,932,700	\$236,100
Total	\$3,173,800	\$4,682,300
Priority A	\$572,100	\$1,619,500
Priority B	\$2,474,000	\$1,924,100
Priority C	\$127,800	\$1,138,600
Total	\$3,173,800	\$4,682,300

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture			\$13,500	\$3,100
Interior Architecture	\$179,400	\$22,400		\$179,400
Electrical	\$27,100	\$60,700	\$79,000	\$75,100
Mechanical	\$200,200	\$231,700	\$310,400	\$214,700
Elevators/Escalators	\$202,100	\$202,100	\$202,100	\$202,100
Total	\$608,800	\$517,000	\$605,000	\$674,400
Priority A			\$13,500	\$3,100
Priority B	\$429,400	\$494,600	\$591,500	\$491,900
Priority C	\$179,400	\$22,400		\$179,400
Total	\$608,800	\$517,000	\$605,000	\$674,400



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Metal/Glass Curt Wall	65%			LIFE	**	5	\$649,700	A	
	Glazing Broken/Cracked, Extent : Light, Area Affected : 2% Location : Seventh Floor Law Library.								
Metal Panel	20%			2041	**	5-10	\$733,000	A	
Granite Panels	5%			LIFE	**	5	\$20,000	A	
Pre-Cast Concrete	10%			LIFE	**	5	\$173,300	A	
Parapets									
Metal Panel	10%			2047	**	5	\$6,300	A	
Metal Rail	90%			2038	**	5-10	\$263,400	A	
Roof									
Built-Up (BUR)	90%			2026	**	10	\$303,800	A	
IRMA/Protected Membrane	4%			2026	**	10	\$13,500	A	
Metal Panel	4%	Now	\$68,300	2034	**			A	
	Seams Open/Split, Extent : Moderate, Area Affected : 100% Location : Over 2nd Floor Ramp To Jury Waiting Room.								
Skylight, Metal/Glass	2%			2041	**	10	\$22,500	A	
Interior									
Floors									
Carpet	40%			2020	\$2,101,200	3	\$717,600	C	
Cast in Place Concrete	10%	2-4	\$67,700	LIFE	**	5	\$196,200	C	
	Loose/Delam Surface, Extent : Light, Area Affected : 25% Location : Boiler Room.								
	Paint Peeling, Extent : Moderate, Area Affected : 25% Location : Elevator Machine Room 1004.								
Ceramic Tile	5%			2030	**	5	\$44,800	C	
Granite Panels	15%			LIFE	**	5	\$100,900	C	
Terrazzo	30%			LIFE	**	5	\$210,200	C	
Interior Walls									
Ceramic Tile	8%			2030	**	5	\$120,200	C	
Glass: Special Gauge	30%			LIFE	**	1		C	
	Broken/Missing Elements, Extent : Light, Area Affected : 1% Location : 3rd Floor.								
Gypsum Board	50%			LIFE	**	5	\$450,900	C	
	Broken/Missing Elements, Extent : Light, Area Affected : 1% Location : Elevator Room 1031.								
Granite Panels	10%			LIFE	**			C	
Wood	2%			LIFE	**	5	\$120,200	C	
Ceilings									
AcousTileSusp.Lay-In	58%			2034	**	5	\$520,200	B	
Gypsum Board	40%			LIFE	**	5	\$448,500	B	
	Water Penetration, Extent : Light, Area Affected : 2% Location : 6th Floor & Ceiling Above Jury Assembly Ramp.								
Metal Panel	2%			LIFE	**	5	\$22,400	B	

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BRONX HALL OF JUSTICE
Asset # : 14315

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Site Enclosure								
Fence/Gates								
Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Snow Covered.</i>								
Site Pavements								
On-Site Walkways								
Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout.</i>								
<i>Explanation : Snow Covered.</i>								
Parking/Driveway								
Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Below Grade.</i>								
<i>Explanation : Parking Garage (2 Levels Below Grade) Was Under Construction And Inaccessible.</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2047	* *	5	\$3,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4(5000 Amp) Services.</i>								
Transformers								
Dry Type	100%			2038	* *	5	\$2,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Various Kva Ratings</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	* *	5	\$2,700	B
Raceway								
Conduit	100%			2047	* *	1		B
Panelboards								
Fused Disc Sw	10%			2043	* *	5	\$1,400	B
Molded Case Bkrs	90%			2043	* *	5	\$14,300	B
Wiring								
Thermoplastic	100%			2047	* *	1		B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2038	**	5	\$400	B
Motor Control Center	80%			2038	**	5	\$13,100	B
Other Observation, Extent : Light, Area Affected : 80%								
Location : First, Seven And Mezzanine Floors.								
Explanation : Both Side.								
Motor Control Center	10%			2038	**	5	\$1,600	B
Other Observation, Extent : Light, Area Affected : 10%								
Location : Mezzanine								
Explanation : Used For Smoke Purge.								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$8,900	B
Stand-by Power								
Transfer Switches								
Manual	20%			2047	**	5	\$500	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement, Room B2								
Explanation : For Chiller # 3								
Not Accessible	80%							D
Generators								
Natural Gas	20%			2034	**	1	\$46,400	B
Other Observation, Extent : Light, Area Affected : 20%								
Location : Basement, Room B2								
Explanation : For Chiller # 3								
Not Accessible	80%							D
Batteries								
Lead/Acid	20%			2016	\$100	5	\$4,400	B
Other Observation, Extent : Light, Area Affected : 20%								
Location : Basement, Room B2								
Explanation : For Chiller # 3								
Not Accessible	80%							D
Fuel Storage								
Main Tank	80%			2056	**	5	\$14,200	B
No Component	20%							D
Lighting								
Interior Lighting								
Fluorescent	50%			2029	**	10	\$274,900	B
Fluorescent	20%	0-2	\$140,900	2021	\$704,600			B
Daylight Sensors Malfunctioning, Extent : Severe, Area Affected : 20%								
Location : South Side Of The Building.								
HID	30%			2029	**	10	\$5,900	B
Egress Lighting								
Exit, LED	60%			2056	**	1		B
Exit, Service	10%			2029	**	1		B
Exit, Battery	30%			2029	**	10	\$12,100	B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Exterior Lighting HID	100%			2029	* *	10	\$1,900	B
Lightning Protection								
Arresters/Cabling Generic	100%			2056	* *	5	\$17,700	B
Alarm								
Security System Generic	100%			2029	* *	1	\$224,200	B
Fire/Smoke Detection Generic	100%	4+	\$140,300	2029	* *	1-3	\$336,400	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Lobby</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2047	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : 2 - 10,000 Gallon Tanks For #2</i>								
Conversion Equipment Hot Water Boiler	100%			2038	* *	1	\$297,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Boilers</i>								
Distribution Hot Wtr Piping/Pump	100%			2043	* *	4	\$44,400	B
Terminal Devices								
Air Handler	35%			2029	* *	1	\$129,900	B
Convactor/Radiator	60%			2038	* *	1	\$116,400	B
Unit Heater-Stm/HW	5%	Now	\$131,200	2029	* *	4	\$2,700	B
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Sallyport</i>								
<i>Explanation : Insufficient Heating Capacity In This Area</i>								
Air Conditioning								
Energy Source Electricity	100%			2043	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 33%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : 1 Chiller Supplied Power From A Natural Gas Powered Generator</i>								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2034	* *	1	\$584,300	B
Int Pkg Unit - Cooling	10%	Now	\$872,000	2026	* *	2	\$3,000	B
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Unit 2, 8, 9, 19								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Inadequate Condenser Water Flow To Operate Equipment								
Distribution								
Chilled Wtr Pipe/Pump	100%			2047	* *	4	\$44,400	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	* *	1	\$371,100	B
Heat Rejection								
Water Cool Tower	100%	Now	\$777,400	2025	* *	2	\$482,600	B
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Condenser Water Piping From Cooling Tower To System Components Not Providing Sufficient Flow To Operate Equipment								
Ventilation								
Exhaust Fans								
Interior	95%			2029	* *	2	\$17,600	B
Roof	5%			2029	* *	2	\$900	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	* *	1		B
Water Heater								
Gas Fired	100%			2020	\$157,600	2	\$9,000	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units - 250 Gallons								
Sanitary Piping								
Cast Iron	100%	Now	\$73,500	LIFE	* *	1		B
Other Observation, Extent : Severe, Area Affected : 100%								
Location : S W Corner House Sewer								
Explanation : Sagging Piping Needs Replacement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2029	* *	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2029	* *	4	\$1,300	B
Backflow Preventer								
Generic	100%			2029	* *	1	\$37,000	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Water Meter Room								
Explanation : Fire And Domestic Water Service								
Fixtures								
Generic	100%							B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
Elevators									
	Geared Traction	95%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (12) S B-9, (8) S B-6, (1) 1-7							
		Explanation : 21 Units							
	Hydraulic	5%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (b-2)							
		Explanation : 1 Unit							
Escalators									
	Under 20' Rise	100%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lobby							
		Explanation : 2 Units							
Fire Suppression									
Standpipe									
	Generic	100%		2047		* *	1-5	\$313,900	B
Sprinkler									
	Generic	100%		2047		* *	1-2	\$168,200	B
Fire Pump									
	Generic	100%		2034		* *	1	\$112,100	B

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

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** : COURTS
Date of Survey : 12-Jul-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,10
Block : 2462 **Lot** : 39 **BIN** : 2101266

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$333,300	\$113,500
Interior Architecture		\$167,700
Electrical	\$71,300	
Mechanical		\$252,100
Total	\$404,600	\$533,200
Priority A	\$333,300	\$113,500
Priority B	\$71,300	\$335,800
Priority C		\$84,000
Total	\$404,600	\$533,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$3,800	\$25,500		\$2,400
Interior Architecture	\$66,800	\$12,400	\$6,100	\$5,400
Electrical	\$7,100	\$9,400	\$7,100	\$19,300
Mechanical	\$47,100	\$46,000	\$35,900	\$53,800
Elevators/Escalators	\$65,900	\$65,900	\$65,900	\$65,900
Total	\$190,700	\$159,200	\$115,000	\$146,900
Priority A	\$3,800	\$25,500		\$2,400
Priority B	\$144,700	\$121,300	\$108,900	\$139,000
Priority C	\$42,200	\$12,400	\$6,100	\$5,400
Total	\$190,700	\$159,200	\$115,000	\$146,900



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	75%	0-2	\$126,000	LIFE	**	5	\$75,700	A
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Pre-Cast Concrete	5%			LIFE	**	5	\$16,400	A
Window Wall	20%	Now	\$110,000	2042	**	5	\$37,800	A
Air Infiltration, Extent : Light, Area Affected : 60%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
Location : South Facade								
Water Penetration, Extent : Light, Area Affected : 60%								
Location : Over Main Stair								
Windows								
Aluminum	90%	Now	\$97,300	2038	**	5	\$10,200	A
Glazing Broken/Cracked, Extent : Severe, Area Affected : 2%								
Location : 1st Floor, West Facade								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Upper Floors								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Rooms On Upper Floors								
Glass Block	10%			LIFE	**	5	\$1,400	A
Parapets								
Metal Rail	75%			2035	**	5-10	\$40,400	A
Stucco Cement	25%			2035	**	5	\$1,900	A
Roof								
IRMA/Protected Membrane	85%	0-2	\$3,800	2027	**			A
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Modified Bitumen	10%			2027	**	10	\$2,400	A
Skylight, Plastic	5%			2035	**	1		A
Interior								
Floors								
Carpet	20%			2018	\$145,200	3	\$37,200	C
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	10%			LIFE	**	5	\$27,100	C
Ceramic Tile	5%			2031	**	5	\$6,200	C
Granite Panels	10%			LIFE	**	5	\$9,300	C
Terrazzo	20%			LIFE	**	5	\$19,400	C
Vinyl Tile	35%	2-4	\$20,500	2027	**	3	\$16,300	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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

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

Interior

Interior Walls

Ceramic Tile	5%				2031	**	5	\$6,000	C
Concrete Masonry Unit	15%				LIFE	**	5	\$7,200	C
Glass: Single Pane	5%				LIFE	**	5	\$4,500	C
Gypsum Board	50%	Now		\$21,700	LIFE	**	5	\$36,000	C

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

Location : Stair B Bulkhead

Masonry: Brick	15%				LIFE	**			C
Wood	10%				LIFE	**	5	\$48,000	C

Ceilings

AcousTileSusp.Lay-In	60%	0-2		\$24,600	2035	**	5	\$37,200	B
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

Exposed Concrete	10%				LIFE	**	5	\$1,900	B
Gypsum Board	30%				LIFE	**	5	\$46,500	B

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 Code

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%				2042	**	5	\$2,200	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One Electrical Service Rated At 6000 Amps

Transformers

Dry Type	100%				2035	**	5	\$300	B
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Switchgear / Switchboard

Molded Case Bkrs	100%				2042	**	5	\$2,200	B
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Raceway

Conduit	100%				2042	**	1		B
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Panelboards

Molded Case Bkrs	100%				2038	**	5	\$2,200	B
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Wiring

Thermoplastic	100%				2042	**	1		B
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Motor Controllers

Locally Mounted	5%				2035	**	5		B
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Motor Control Center	95%				2035	**	5	\$2,100	B
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Ground

Grounding Devices

Generic	100%				LIFE	**	5	\$1,200	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Water Main

Stand-by Power

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	\$25,300	B
Generators								
Diesel	100%			2031	* *	1	\$31,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : No Rating Available</i>								
Batteries								
Nickel Cadmium	100%			2017	\$600	5	\$18,200	B
Fuel Storage								
Day Tank	50%			2038	* *	5	\$7,600	B
Main Tank	50%			2050	* *	5	\$1,200	B
Lighting								
Interior Lighting								
Fluorescent	95%			2027	* *	10	\$71,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	5%			2027	* *	2	\$100	B
Egress Lighting								
Emergency, Service	100%			2027	* *	1		B
Exterior Lighting								
HID	100%			2027	* *	10	\$300	B
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2027	* *	1-3	\$15,200	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : (1) 6,000 Gallon Tank</i>								
Conversion Equipment								
Hot Water Boiler	100%			2035	* *	1	\$40,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sixth Floor Mechanical Equipment Room</i>								
<i>Explanation : (2) Dual Fuel Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2038	* *	4	\$6,100	B

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Air Handler	50%			2027	**	1	\$25,300	B
Convactor/Radiator	50%			2035	**	1	\$13,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2031	**	1	\$88,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sixth Floor Mechanical Equipment Room</i>								
<i>Explanation : Refrigerant R-22</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2042	**	4	\$6,100	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	**	1	\$50,700	B
Heat Rejection								
Water Cool Tower	5%	Now	\$13,300	2027	**	2	\$3,300	B
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof, Deteriorated Cooling Tower Basin</i>								
Water Cool Tower	95%			2023	\$252,100	2	\$78,200	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$45,600	B
Exhaust Fans								
Roof	100%			2027	**	2	\$2,500	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		B
Water Heater								
Gas Fired	5%	Now	\$1,100	2022	\$1,100	2		B
<i>Damaged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sixth Floor Mechanical Equipment Room, Deteriorated Combustion Stack</i>								
Gas Fired	95%			2020	\$20,400	2	\$1,200	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2027	**	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2027	**	4	\$2,000	B
Backflow Preventer								
Generic	100%			2027	**	1	\$5,100	B
Fixtures								
Generic	100%							B

Vertical Transport

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
	Elevators								
	Geared Traction	100%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor Thru Tenth Floor							
		Explanation : 6 Units							
Escalators									
	Over 20' Rise	100%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lower Floors							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%		2042		* *	1-5	\$41,300	B
		Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%							
		Location : Basement							
Sprinkler									
	Generic	100%		2042		* *	1-2	\$23,000	B
Fire Pump									
	Generic	100%		2031		* *	1	\$15,300	B

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

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : **BROOKLYN APPELLATE COURT**
Address : **45 MONROE PLACE @ PIERREPONT ST.**
Borough : **BROOKLYN** **Agency's Number** : **312-319**
Program / Asset # : **DGS0024.000 / 2036** **Yr Built/Renovated** : **1937 / 2004**
Area Sq Ft : **62,794** **Project Type** : **COURTS**
Date of Survey : **07-Nov-2008** **Landmark Status** : **EXTERIOR, HISTORICAL DISTRICT**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,PH**
Block : **237** **Lot** : **1** **BIN** : **3001881**

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$804,000	\$41,200
Interior Architecture	\$157,900	\$127,700
Electrical	\$329,000	\$101,300
Mechanical		\$180,200
Total	\$1,290,800	\$450,500
Priority A	\$804,000	\$41,200
Priority B	\$329,000	\$324,800
Priority C	\$157,900	\$84,500
Total	\$1,290,800	\$450,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture		\$34,200		
Interior Architecture	\$1,900	\$11,300	\$10,600	
Electrical	\$100	\$38,700		
Mechanical	\$24,700	\$13,400	\$31,200	\$14,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$34,600	\$105,500	\$49,700	\$22,700
Priority A		\$34,200		
Priority B	\$32,700	\$60,000	\$39,100	\$22,700
Priority C	\$1,900	\$11,300	\$10,600	
Total	\$34,600	\$105,500	\$49,700	\$22,700



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	15%			LIFE	**	5	\$10,300	A
Masonry: Granite	5%			LIFE	**	5	\$2,600	A
Masonry: Limestone	80%			LIFE	**	5	\$41,200	A
Windows								
Bronze/Brass	95%	Now	\$804,000	2028	**	5	\$29,400	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Library								
Metal Louvers	5%			2029	**	10	\$3,100	A
Parapets								
Masonry: Brick	35%			LIFE	**	5	\$1,700	A
Masonry: Limestone	65%			LIFE	**	5	\$3,900	A
Roof								
Single Ply Membrane	100%			2025	**	10	\$34,200	A
Interior								
Floors								
Carpet	25%			2019	\$121,800	3	\$28,800	C
Ceramic Tile	5%			2029	**	5	\$3,800	C
Cork Tile	25%			2040	**	5	\$16,800	C
Marble Panels	20%			LIFE	**	5	\$11,500	C
Quarry Tile	5%			2025	**	5	\$5,800	C
Terrazzo	5%			LIFE	**	5	\$3,000	C
Vinyl Tile	10%			2025	**	3	\$2,900	C
Wood	5%			2048	**	5	\$7,200	C
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			C
Gypsum Board	10%			LIFE	**	5	\$6,300	C
Marble Panels	15%			LIFE	**			C
Plaster	45%	Now	\$157,900	LIFE	**	5	\$14,300	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Main Court Room And Throughout								
SGFT/Glazed Masonry	5%			LIFE	**			C
Wood	20%			LIFE	**	5	\$84,500	C
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$1,200	B
Plaster	25%			LIFE	**	5	\$12,000	B
Plaster	65%			LIFE	**	5	\$31,200	B
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Library Windows								

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2020	\$17,100	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 2400 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	90%			2020	\$71,900	5	\$1,200	B
Molded Case Bkrs	10%			2030	* *	5	\$100	B
Raceway								
Conduit	90%			2030	* *	1		B
Conduit	10%			2020	\$7,300	1		B
Panelboards								
Molded Case Bkrs	90%			2028	* *	5	\$1,200	B
Molded Case Bkrs	10%			2019	\$5,400	5	\$100	B
Wiring								
Thermoplastic	80%			2030	* *	1		B
Thermoplastic	20%			2020	\$16,700	1		B
Motor Controllers								
Locally Mounted	20%			2025	* *	5	\$100	B
Motor Control Center	80%			2025	* *	5	\$1,100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$800	B
Lighting								
Interior Lighting								
Fluorescent	88%			2015	\$287,500	10	\$41,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T12 Lamps</i>								
HID	2%			2015	\$4,600	10		B
Incandescent	10%			2015	\$32,700	2	\$100	B
Egress Lighting								
Emergency, Battery	50%			2020	\$11,400	10	\$6,200	B
Exit, Service	50%			2020	\$4,600	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2040	* *	1		B
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Incoming Gas Service Line</i>								
Conversion Equipment								
Steam Boiler	100%			2033	* *	1	\$50,900	B

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
BROOKLYN APPELLATE COURT
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 Code
Heating								
Distribution								
Steam Piping/Pump	100%			2030	* *	4	\$3,800	B
Terminal Devices								
Air Handler	40%			2025	* *	1	\$12,700	B
Convactor/Radiator	60%			2033	* *	1	\$10,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2025	* *	1	\$23,800	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2040	* *	4	\$2,500	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2025	* *	1	\$31,800	B
Heat Rejection								
Water Cool Tower	100%			2018	\$180,200	2	\$51,700	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$28,700	B
Exhaust Fans								
Interior	100%			2025	* *	2	\$1,600	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2025	* *	1		B
Water Heater								
Oil Fired	100%			2018	\$19,500	1	\$1,500	B
HW Heat Exchanger								
Low Temp	100%			2040	* *	4	\$5,100	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2025	* *	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2025	* *	4	\$1,300	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,242,300	\$858,300
Interior Architecture	\$951,300	\$2,859,200
Electrical	\$90,500	\$2,219,400
Mechanical	\$381,100	\$928,400
Total	\$2,665,200	\$6,865,400
Priority A	\$1,242,300	\$858,300
Priority B	\$922,500	\$3,498,900
Priority C	\$500,400	\$2,508,200
Total	\$2,665,200	\$6,865,400

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$53,800		\$11,400	
Interior Architecture	\$220,700			\$54,700
Electrical	\$31,800	\$22,300	\$22,900	\$45,300
Mechanical	\$71,100	\$57,500	\$58,000	\$42,000
Elevators/Escalators	\$154,000	\$154,000	\$154,000	\$154,000
Total	\$531,400	\$233,700	\$246,200	\$296,100
Priority A	\$53,800		\$11,400	
Priority B	\$278,800	\$233,700	\$234,800	\$241,300
Priority C	\$198,800			\$54,700
Total	\$531,400	\$233,700	\$246,200	\$296,100



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$146,400	LIFE	* *	5	\$114,400	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Emergency Generator Area								
Exposed Reinforcement, Extent : Light, Area Affected : 2%								
Location : Emergency Generator Area								
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Masonry: Brick	10%	Now	\$152,400	LIFE	* *	5	\$45,800	A
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%								
Location : At Roof Exits								
Vertical Cracks, Extent : Light, Area Affected : 5%								
Location : Walls Around Roof Areas Over 12th Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Ladies Locker Room In Cell Area								
Masonry: Brick	30%			LIFE	* *	5	\$274,700	A
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Masonry: Granite	20%			LIFE	* *	5	\$137,300	A
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Masonry: Limestone	35%	4+	\$398,800	LIFE	* *	5	\$120,200	A
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Windows								
Aluminum	60%			2039	* *	5	\$43,900	A
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Bronze/Brass	5%			2031	* *	5	\$22,900	A
Steel	35%			2031	* *	5	\$320,400	A
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Parapets								
Masonry: Brick	90%			LIFE	* *	5-10	\$60,200	A
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Masonry: Limestone	10%			LIFE	* *	5-10	\$11,900	A
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Roof									
Copper/Terne	60%	Now	\$127,100	2038	* *			A	
	Deformed/Dented, Extent : Moderate, Area Affected : 25%								
	Location : Over 12th Floor								
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
	Location : 12th Floor Roof, Drain To Basement								
	Repairs in Progress, Extent : Light, Area Affected : 66%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Near Electrical Room In Basement								
Modified Bitumen	40%	Now	\$21,200	2023	\$211,700			A	
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
	Location : Over 9th Floor Correction Officers Area								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Over 9th Floor Correction Officers Area								
Interior									
Floors									
Carpet	10%	Now	\$30,200	2019	\$301,700	3	\$77,300	C	
	Recent Installation, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Cast in Place Concrete	10%			LIFE	* *	5	\$225,400	C	
	Repairs in Progress, Extent : Light, Area Affected : 66%								
	Location : Throughout								
Ceramic Tile	5%	Now	\$28,300	2032	* *	5	\$12,900	C	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Cork Tile	10%			2033	* *	5	\$45,100	C	
Marble Panels	10%			LIFE	* *	5	\$77,300	C	
Terrazzo	10%	0-2	\$30,600	LIFE	* *	5	\$40,300	C	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Vinyl Tile	45%	Now	\$109,500	2023	\$2,189,500	3	\$86,900	C	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Repairs in Progress, Extent : Light, Area Affected : 66%								
	Location : Throughout								

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$12,700	C
Gypsum Board	10%			LIFE	**	5-10	\$54,000	C
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Masonry: Brick	5%			LIFE	**	10	\$4,800	C
Marble Panels	5%	Now	\$68,800	LIFE	**			C
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Near Exit ' F ' On 11th Floor								
Marble Panels	20%			LIFE	**	10	\$25,400	C
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Plaster	5%	Now	\$14,400	LIFE	**	5	\$4,800	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Corridor Near Room 1103								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Corridor Near Room 1103								
Plaster	25%			LIFE	**	5-10	\$67,500	C
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
SGFT/Glazed Masonry	15%			LIFE	**	10	\$23,800	C
Wood	10%			LIFE	**	5	\$254,200	C
Ceilings								
AcousTileSusp.Lay-In	15%			2028	**	5	\$77,300	B
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Plaster	5%	Now	\$21,900	LIFE	**	5	\$16,100	B
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Near Electric Room in Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Corridor Near Rooms 1103, 1102 A								
Plaster	75%			LIFE	**	5-10	\$664,200	B
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Plaster	5%			LIFE	**	5-10	\$44,300	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$60,500	5	\$1,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 3000 Amps & One 1200 Amps Main Disconnect Switch								

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

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

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

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

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 Code
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2023	\$206,700	5	\$1,000	B
Raceway								
Conduit	90%			2023	\$240,100	1		B
Conduit	10%			2033	* *	1		B
Panelboards								
Fused Disc Sw	10%			2022	\$26,800	5	\$500	B
Molded Case Bkrs	20%			2031	* *	5	\$1,100	B
Molded Case Bkrs	60%			2022	\$161,100	5	\$3,400	B
Under Construction	10%							D
Wiring								
Braided Cloth	30%	2-4	\$90,500	2048	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	40%			2023	\$120,700	1		B
Thermoplastic	20%			2033	* *	1		B
Under Construction	10%							D
Motor Controllers								
Locally Mounted	15%			2021	\$75,900	5	\$200	B
Locally Mounted	70%			2028	* *	5	\$1,000	B
Locally Mounted	10%			2036	* *	5	\$100	B
Under Construction	5%							D
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$6,400	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2021	\$10,700	1	\$66,700	B
Generators								
Diesel	100%			2019	\$72,700	1	\$83,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator - Outside Of Building</i>								
<i>Explanation : One 250 Kw</i>								
Batteries								
Lead/Acid	100%			2014	\$600	5	\$8,000	B
Fuel Storage								
Day Tank	100%			2022	\$17,800	5	\$40,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 75 Gals</i>								
Lighting								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	87%			2028	* *	10	\$172,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
HID	2%			2023	\$17,900	10	\$100	B
Incandescent	1%			2018	\$12,700	2	\$100	B
Under Construction	10%							D
Egress Lighting								
Emergency, Battery	45%			2023	\$40,000	10	\$23,500	B
Emergency, Battery	5%			2033	* *	10	\$2,600	B
Exit, LED	5%			2063	* *	1		B
Exit, Service	45%			2023	\$16,000	1		B
Exterior Lighting								
HID	100%			2018	\$89,300	10	\$700	B
Alarm								
Security System								
No Component	65%							D
Generic	30%			2018	\$221,600	1	\$24,300	B
Generic	5%			2033	* *	1	\$4,000	B
Fire/Smoke Detection								
No Component	65%							D
Generic	30%			2023	\$758,500	1-3	\$41,200	B
Generic	5%			2033	* *	1-3	\$6,700	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2033	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Sub Basement							
	Explanation : Gas / #4							
Conversion Equipment								
Steam Boiler	100%			2028	* *	1	\$214,300	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Sub Basement Boiler Room							
	Explanation : 4 Units							
Distribution								
Steam Piping/Pump	100%	Now	\$170,500	2033	* *	4	\$10,700	B
	Broken, Extent : Moderate, Area Affected : 10%							
	Location : Traps And Vacuum Condensate Pumps							
	Corroded, Extent : Severe, Area Affected : 20%							
	Location : Sub Basement, Basement							

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Heating									
	Terminal Devices								
	Air Handler	20%			2033	* *	1	\$26,800	B
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Basement							
		Explanation : Replacement Is In Progress							
	Convector/Radiator	80%			2028	* *	1	\$56,000	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		B
	Conversion Equipment								
	Window/Wall Unit	40%			2018	\$200,800	1		B
	No Component	20%							D
	Under Construction	40%							D
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Various Locations							
		Explanation : A C System Renewal Is In Progress							
Distribution									
	No Component	60%							D
	Under Construction	40%							D
Terminal Devices									
	Air Handler/Cool/Ht	40%			2033	* *	1	\$53,500	B
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Basement							
		Explanation : Replacement Is In Progress							
	No Component	60%							D
Heat Rejection									
	No Component	60%							D
	Under Construction	40%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$210,700	LIFE	* *	2-5	\$120,500	B
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Various Locations							
Exhaust Fans									
	Under Construction	100%							D
Plumbing									
	H/C Water Piping								
	Brass/Copper	60%			2033	* *	1		B
	Galv Iron/Steel	40%	Now	\$29,200	2028	* *	1		B
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Various Locations							
		On Extended Life, Extent : Moderate, Area Affected : 10%							
		Location : House Tanks							
HW Heat Exchanger									
	Low Temp	100%			2023	\$75,800	4	\$32,100	B
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2018	\$10,200	4	\$2,000	B
	Sewage Ejector(s)								
	Compressed Air	100%			2023	\$26,400	4	\$2,000	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Two Sets Of Ejectors								
	Backflow Preventer								
	Generic	100%			2033	* *	1	\$13,300	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : New Installation								
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout Building								
	Explanation : 12 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$109,100	B
	Sprinkler								
	No Component	80%							D
	Generic	20%			2023	\$570,100	1-2	\$12,100	B

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : **BROOKLYN SUPREME COURT**
Address : **360 ADAMS STREET @CADMAN PLAZA**
Borough : **BROOKLYN** **Agency's Number** : **312-325**
Program / Asset # : **DGS0019.000 / 1573** **Yr Built/Renovated** : **1955 / 2000**
Area Sq Ft : **594,168** **Project Type** : **COURTS**
Date of Survey : **21-Nov-2008** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Sub Basement, Roof, Floors 1,3,4,5,7,10,11,ph**
Block : **139** **Lot** : **20** **BIN** : **3000257**

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$2,453,700	\$325,600
Interior Architecture	\$620,900	\$4,034,000
Electrical	\$617,200	\$800,600
Mechanical		\$1,697,000
Total	\$3,691,800	\$6,857,300
Priority A	\$2,453,700	\$325,600
Priority B	\$894,600	\$2,866,000
Priority C	\$343,500	\$3,665,700
Total	\$3,691,800	\$6,857,300

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$19,300	\$19,800		
Interior Architecture	\$59,100		\$54,600	\$45,500
Electrical	\$2,900	\$26,000	\$3,500	
Mechanical	\$156,000	\$256,200	\$241,800	\$256,200
Elevators/Escalators	\$197,800	\$197,800	\$197,800	\$197,800
Total	\$435,100	\$499,800	\$497,600	\$499,500
Priority A	\$19,300	\$19,800		
Priority B	\$356,700	\$480,000	\$443,100	\$454,000
Priority C	\$59,100		\$54,600	\$45,500
Total	\$435,100	\$499,800	\$497,600	\$499,500



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	10%	Now	\$117,200	LIFE	* *	5	\$35,200	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Penthouse								
Metal Panel	7%	Now	\$19,300	2030	* *	5	\$46,200	A
Deteriorated Finish, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Granite Panels	5%			LIFE	* *	5	\$13,200	A
Panel/Paver: Limestone	75%	Now	\$1,622,500	LIFE	* *	5	\$198,000	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Penthouse								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Window Wall	3%			2040	* *	5	\$39,600	A
Windows								
Aluminum	97%	Now	\$441,400	2028	* *	5	\$46,300	A
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : 11th Floor								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 11th Floor								
Metal Louvers	3%			2029	* *	10	\$17,900	A
Parapets								
Masonry: Brick	50%	Now	\$131,600	LIFE	* *	5	\$19,900	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Interior Face								
Panel/Paver: Limestone	50%			LIFE	* *	5	\$21,800	A
Roof								
Modified Bitumen	100%			2025	* *	10	\$140,900	A

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	10%			2019	\$426,100	3	\$109,100	C
Cast in Place Concrete	5%			LIFE	**	5	\$79,600	C
Ceramic Tile	5%			2029	**	5	\$36,400	C
Terrazzo	10%			LIFE	**	5	\$56,800	C
Vinyl Tile	20%			2025	**	3	\$54,600	C
Vinyl Tile	45%			2020	\$3,091,800	3	\$163,700	C
Vinyl Tile	5%	Now	\$343,500	2030	**	3	\$13,600	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Record Rooms In Basement								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Record Rooms In Basement								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$29,400	C
Marble Panels	10%			LIFE	**			C
Plaster	65%			LIFE	**	5	\$143,400	C
SGFT/Glazed Masonry	5%			LIFE	**			C
Wood	10%			LIFE	**	5	\$294,100	C
Ceilings								
AcousTileConcealSpLn	45%			2025	**	5	\$409,300	B
AcousTileSusp.Lay-In	20%			2025	**	5	\$145,500	B
Exposed Concrete	15%			LIFE	**	5	\$17,100	B
Plaster	20%			LIFE	**	5	\$90,900	B
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 Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2040	**	5	\$2,500	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2-4000a. Siemens Power Breakers.								
Transformers								
Dry Type	100%			2033	**	5	\$1,800	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 150kva, 75kva, 45kva								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2040	**	5	\$2,500	B
Raceway								
Conduit	40%			2040	**	1		B
Conduit	60%			2020	\$240,100	1		B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2036	* *	5	\$600	B
Molded Case Bkrs	50%			2036	* *	5	\$6,500	B
Molded Case Bkrs	45%			2019	\$181,200	5	\$5,800	B
Wiring								
Braided Cloth	30%	2-4	\$135,800	2045	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	50%			2040	* *	1		B
Thermoplastic	20%			2030	* *	1		B
Motor Controllers								
Locally Mounted	10%			2018	\$75,900	5	\$300	B
Locally Mounted	10%			2033	* *	5	\$300	B
Motor Control Center	40%			2033	* *	5	\$5,300	B
Motor Control Center	40%			2018	\$303,500	5	\$5,300	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	99%			2025	* *	10	\$441,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	1%			2020	\$20,100	10	\$200	B
Egress Lighting								
Emergency, Battery	20%			2015	\$39,900	10	\$23,500	B
Exit, LED	80%			2048	* *	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2040	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2033	* *	1	\$482,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Units - They Also Supply Steam To School Of Law Across The Street</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2036	* *	4	\$4,800	B
Steam Piping/Pump	80%			2040	* *	4	\$19,200	B

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Air Handler	60%			2025	**	1	\$180,600	B
Convactor/Radiator	20%			2033	**	1	\$31,500	B
Fan Coil Unit/Heat	20%			2025	**	1	\$31,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2029	**	1	\$526,600	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2040	**	4	\$24,000	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2025	**	1	\$301,000	B
Heat Rejection								
Water Cool Tower	100%			2021	\$1,576,500	2	\$489,300	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$271,100	B
Exhaust Fans								
Interior	95%			2025	**	2	\$14,300	B
Roof	5%			2025	**	2	\$800	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2025	**	1		B
HW Heat Exchanger								
Low Temp	100%			2040	**	4	\$48,200	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2020	\$10,200	4	\$1,300	B
Sewage Ejector(s)								
Compressed Air	100%			2030	**	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
Other Observation, Extent : Light, Area Affected : 100%								
Location : (2) B-1; (3) 3-12; (10) 1-12								
Explanation : 15 Units								
Escalators								
Under 20' Rise	100%			LIFE	**			C
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1-2, 2-3								
Explanation : 6 Units								

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

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : HARLEM COURTHOUSE COMMUNITY JUSTICE CENTER
Address : 170 EAST 121 ST
Borough : MANHATTAN **Agency's Number** : 310-110
Program / Asset # : DGS0037.000 / 4167 **Yr Built/Renovated** : 1891 / 2006
Area Sq Ft : 25,700 **Project Type** : COURTS
Date of Survey : 05-Feb-2010 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1769 **Lot** : 45 **BIN** : 1054382

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$627,400	\$156,400
Interior Architecture	\$411,300	\$196,000
Mechanical	\$72,900	
Total	\$1,111,500	\$352,400
Priority A	\$627,400	\$156,400
Priority B	\$226,600	
Priority C	\$257,500	\$196,000
Total	\$1,111,500	\$352,400

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$22,800		\$8,000	
Interior Architecture	\$15,000	\$9,200	\$7,500	\$6,700
Electrical	\$6,200	\$2,000	\$17,500	\$2,600
Mechanical	\$13,600	\$3,000	\$23,100	\$3,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$61,600	\$18,000	\$60,000	\$16,200
Priority A	\$22,800		\$8,000	
Priority B	\$32,100	\$8,900	\$44,500	\$9,500
Priority C	\$6,700	\$9,200	\$7,500	\$6,700
Total	\$61,600	\$18,000	\$60,000	\$16,200



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$100,600	A
Masonry: Brick	65%	Now	\$305,500	LIFE	**	5	\$55,800	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : North Facade								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : North Facade, Foundation								
Masonry: Brownstone	10%	Now	\$100,600	LIFE	**	5	\$6,400	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : North Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : North Facade								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : North Facade, Tower								
Masonry: Granite	10%	Now	\$126,700	LIFE	**	5	\$6,400	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : North Facade								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Lobby								
Windows								
Wood	50%	Now	\$22,800	2037	**	5	\$17,000	A
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Dry Rot/Decay, Extent : Severe, Area Affected : 40%								
Location : Auditorium At Arch Windows								
Wood	50%			2043	**	5	\$33,900	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Parapets								
Copper/Terne	10%			2041	**	5	\$400	A
Masonry: Brownstone	90%			LIFE	**	5	\$2,000	A
Roof								
Clay Tile	70%	Now	\$94,700	2041	**			A
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%								
Location : East Facade								
Modified Bitumen	30%			2026	**	10	\$7,800	A

Interior

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Floors									
Carpet	15%			2020	\$63,500	3	\$20,000	C	
Carpet	10%			2022	\$42,300	3	\$10,000	C	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Fourth Floor									
Ceramic Tile	15%			2030	**	5	\$10,000	C	
Mosaic Tile	5%			2026	**	5	\$8,300	C	
Vinyl Tile	20%			2029	**	3	\$6,700	C	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : 4th Floor									
Vinyl Tile	20%			2021	\$136,500	3	\$5,000	C	
Wood	15%	Now	\$68,300	2049	**	5	\$9,400	C	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Old Caretakers Apt.									
Worn/Eroded, Extent : Severe, Area Affected : 50%									
Location : Old Caretakers Apt.									
Interior Walls									
Ceramic Tile	5%			2030	**	5	\$5,000	C	
Gypsum Board	15%			LIFE	**	5	\$8,900	C	
Masonry: Brick	10%	Now	\$72,200	LIFE	**			C	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Basement									
Spalling, Extent : Moderate, Area Affected : 25%									
Location : Basement									
Plaster	20%	Now	\$117,000	LIFE	**	5	\$6,000	C	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Old Caretakers Apt. And Main Stair									
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Old Caretakers Apt. And Main Stair									
Plaster	35%			LIFE	**	5	\$10,400	C	
Recent Repair Evident, Extent : Light, Area Affected : 25%									
Location : 4th Floor									
Wood	15%			LIFE	**	5	\$59,500	C	
Ceilings									
AcousTileSusp.Lay-In	25%			2034	**	5	\$16,700	B	
Gypsum Board	10%			LIFE	**	5	\$8,300	B	
Plaster	25%	Now	\$153,800	LIFE	**	5	\$10,400	B	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%									
Location : Old Caretakers Apt.									
Worn/Eroded, Extent : Severe, Area Affected : 50%									
Location : Old Caretakers Apt.									
Plaster	15%			LIFE	**	5	\$6,300	B	
Plaster	25%			LIFE	**	5	\$10,400	B	
Recent Repair Evident, Extent : Light, Area Affected : 25%									
Location : 4th Floor									

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	* *	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1- Electrical Service Rated @ 800 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2041	* *	5	\$100	B
Raceway								
Conduit	100%			2041	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2037	* *	5	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : Existing Non Functional Knife Switch Panels Retained For Historical Purposes</i>								
Wiring								
Thermoplastic	100%			2041	* *	1		B
Motor Controllers								
Locally Mounted	80%			2034	* *	5	\$100	B
Locally Mounted	20%			2019	\$3,300	5		B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe.</i>								
Lighting								
Interior Lighting								
Fluorescent	80%			2026	* *	10	\$15,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	15%			2029	* *	10	\$2,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 3rd Floor</i>								
<i>Explanation : T-8 Lamps</i>								
HID	1%			2026	* *	10		B
Incandescent	4%			2021	\$5,300	2		B
Egress Lighting								
Emergency, Battery	40%	Now	\$3,700	2031	* *			B
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exit, Service	60%			2026	* *	1		B
Exterior Lighting								
HID	100%			2021	\$9,400	10	\$100	B

Alarm

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

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

Alarm

Security System

Generic

100% 2026 * * 1 \$7,900 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Surveillance Camera System Appears To Be In Good Working Condition.

Fire/Smoke Detection

Generic

100% 2026 * * 1-3 \$13,400 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Fire Alarm System Is Functional And Maintained By A Private Contractor.

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100% 2041 * * 1 B

Conversion Equipment

Steam Boiler

100% 2034 * * 1 \$20,900 B
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : 5 Units

Distribution

Steam Piping/Pump

100% Now \$35,900 2031 * * 4 \$1,000 B
Steam Traps Faulty, Extent : Severe, Area Affected : 70%
Location : Throughout
Unbalanced System, Extent : Severe, Area Affected : 30%
Location : East Side Gets Less Heat Than West Side Of The Building

Terminal Devices

Convactor/Radiator

95% Now \$11,500 2026 * * 1 \$5,800 B
Corroded, Extent : Moderate, Area Affected : 10%
Location : Holding Area

Unit Heater-Stm/HW

5% 2016 \$8,300 4 \$100 B

Air Conditioning

Energy Source

Electricity

100% 2029 * * 1 B

Conversion Equipment

Int Pkg Unit - Cooling

5% 2019 \$16,500 2 \$100 B

Window/Wall Unit

70% 2016 \$37,000 1 B

No Component

25% D

Heat Rejection

Remote Air Cond

5% 2021 \$5,800 2 \$700 B

No Component

95% D

Ventilation

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

Asset # : 4167

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Distribution								
Ductwork/Diffusers	15%			LIFE	* *	2-5	\$1,800	B
No Component	85%							D
Exhaust Fans								
Roof	15%			2026	* *	2	\$100	B
No Component	85%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	* *	1		B
Water Heater								
Gas Fired	100%			2019	\$6,000	2	\$300	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2016	\$11,100	4	\$1,300	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%								
Location : B-4								
Explanation : 1 Unit								

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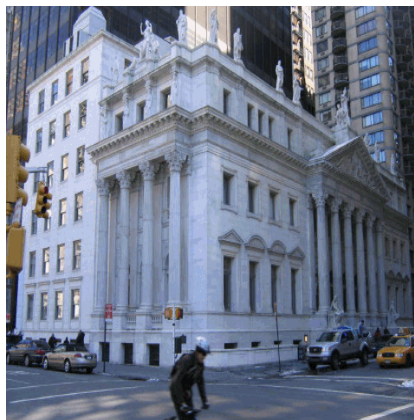
Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : MANHATTAN APPELLATE COURTHOUSE
Address : 27 MADISON AVENUE BTWN: E. 25 ST. - E. 26 ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGS0052.000 / 13870 **Yr Built/Renovated** : 1900 / 2004
Area Sq Ft : 54,300 **Project Type** : COURTS
Date of Survey : 14-Jul-2011 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 855 **Lot** : 1 **BIN** : 1016743

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$563,500	\$1,591,400
Interior Architecture	\$438,900	\$1,503,000
Electrical		\$38,700
Mechanical		\$155,900
Total	\$1,002,400	\$3,289,000
Priority A	\$563,500	\$1,591,400
Priority B		\$608,400
Priority C	\$438,900	\$1,089,200
Total	\$1,002,400	\$3,289,000

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$50,800			\$12,400
Interior Architecture		\$155,800		
Electrical	\$1,800	\$1,000	\$800	\$700
Mechanical	\$20,600	\$17,100	\$12,200	\$16,400
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$83,200	\$183,800	\$22,800	\$39,400
Priority A	\$50,800			\$12,400
Priority B	\$32,300	\$38,500	\$22,800	\$27,100
Priority C		\$145,300		
Total	\$83,200	\$183,800	\$22,800	\$39,400



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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MANHATTAN APPELLATE COURTHOUSE
Asset # : 13870

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Fiberglass Panel	5%			2031	**	5	\$125,000	A
Masonry: Brick	15%	Now	\$180,100	LIFE	**	5	\$100,000	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Stack Chimney							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Penthouse							
Masonry: Marble	55%			LIFE	**	5	\$275,000	A
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%							
	Location : Various Ground Level Areas							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Stucco Cement	25%			2035	**	5	\$416,600	A
Windows								
Aluminum	85%			2038	**	5	\$127,600	A
Wood	15%			2030	**	5	\$225,200	A
Parapets								
Copper/Terne	25%			2042	**	5	\$18,700	A
Masonry: Brick	20%	Now	\$22,200	LIFE	**	5	\$3,100	A
	Loose/Delam Surface, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Parge/Tar Separating, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Spalling, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Masonry: Marble	35%			LIFE	**	5	\$6,800	A
Metal Panel	10%			2032	**	5	\$6,000	A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Metal Rail	10%	Now	\$3,600	2027	**	5	\$11,000	A
	Loose/Miss Fasteners, Extent : Severe, Area Affected : 60%							
	Location : Throughout							
Roof								
Roll Roofing	75%	Now	\$25,100	2018	\$501,900	5	\$87,200	A
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Southeast Corner							
Skylight, Metal/Glass	25%			2032	**	10	\$116,300	A

Interior

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MANHATTAN APPELLATE COURTHOUSE
Asset # : 13870

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
Floors									
	Carpet	10%			2018	\$535,500	3	\$105,700	C
	Carpet	30%			2021	\$1,338,700	3	\$317,000	C
	Cast in Place Concrete	10%	Now	\$115,000	LIFE	**	5	\$154,100	C
Cracking/Crumbling, Extent : Severe, Area Affected : 15%									
Location : Throughout Basement									
	Mosaic Tile	15%			2027	**	5	\$264,100	C
	Marble Panels	15%			LIFE	**	5	\$79,200	C
	Slate	5%			LIFE	**	5	\$37,400	C
	Vinyl Tile	5%			2027	**	3	\$13,200	C
	Wood	10%			2037	**	5	\$132,100	C
Interior Walls									
	Masonry: Brick	8%			LIFE	**			C
	Masonry: Fieldstone	2%	Now	\$60,400	LIFE	**			C
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Basement									
Explanation : Water Penetration									
	Marble Panels	25%			LIFE	**			C
	Plaster	10%			LIFE	**	5	\$16,600	C
	Plaster	30%	Now	\$65,300	LIFE	**	5	\$49,800	C
Cracking/Crumbling, Extent : Severe, Area Affected : 2%									
Location : Southeast Corner Of Library									
Water Penetration, Extent : Moderate, Area Affected : 3%									
Location : Southeast Corner Of Library									
	Wood	25%			LIFE	**	5	\$553,900	C
Ceilings									
	AcousTileSusp.Lay-In	3%			2035	**	5	\$21,100	B
	Exposed Concrete	10%			LIFE	**	5	\$11,000	B
	Glass: Susp Panels	10%			LIFE	**			B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Courtroom Dome									
Explanation : Louis Tiffany Dome. Ultra Premium.									
	Gypsum Board	32%			LIFE	**	5	\$281,800	B
	Masonry: Marble	10%			LIFE	**	1		B
	Masonry:Vault Struct	5%			LIFE	**			B
	Plaster	30%			LIFE	**	5	\$132,100	B

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 Code
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2048	* *	5	\$200	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : 3000 Amps									

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MANHATTAN APPELLATE COURTHOUSE
Asset # : 13870

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	20%			2048	**	5		B
Molded Case Bkrs	80%			2048	**	5	\$900	B
Raceway								
Conduit	100%			2048	**	1		B
Panelboards								
Fused Disc Sw	10%			2044	**	5	\$100	B
Molded Case Bkrs	90%			2044	**	5	\$1,100	B
Wiring								
Thermoplastic	100%			2048	**	1		B
Motor Controllers								
Locally Mounted	30%			2039	**	5	\$100	B
Motor Control Center	70%			2039	**	5	\$900	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2030	**	10	\$38,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2030	**	10		B
Incandescent	3%			2030	**	2		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Chandelier Lighting Fixtures</i>								
Egress Lighting								
Emergency, Service	10%			2030	**	1		B
Exit, LED	90%			2062	**	1		B
Exterior Lighting								
Not Accessible	100%							D
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2027	**	1-3	\$8,200	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2042	**	1		B

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MANHATTAN APPELLATE COURTHOUSE
Asset # : 13870

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2031	* *	5	\$2,600	B
Distribution								
Steam Piping/Pump	100%			2042	* *	4	\$3,300	B
Terminal Devices								
Air Handler	50%			2027	* *	1	\$13,800	B
Convactor/Radiator	45%			2035	* *	1	\$6,500	B
Fan Coil Unit/Heat	5%			2027	* *	1	\$700	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2027	* *	1	\$20,600	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Chillers - Basement Mechanical Room</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Multi Stage Chiller - Basement</i> <i>Explanation : 2 Units</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2042	* *	4	\$3,300	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	* *	1	\$27,500	B
Heat Rejection								
Water Cool Tower	100%			2023	\$155,900	2	\$44,700	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$24,800	B
Exhaust Fans								
Roof	100%			2027	* *	2	\$1,400	B
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2042	* *	1		B
Galv Iron/Steel	80%			2035	* *	1		B
Water Heater								
Gas Fired	100%			2020	\$12,600	2	\$700	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%	Now	\$11,100	2032	* *	4	\$1,300	B
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i> <i>Location : Basement</i>								
Sewage Ejector(s)								
Electric	100%			2027	* *	4	\$2,000	B

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MANHATTAN APPELLATE COURTHOUSE
Asset # : 13870

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Backflow Preventer								
	Generic	100%			2027	* *	1	\$2,700	B
	Fixtures								
	Generic	100%							B
		Obsolete Fixtures, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : One Unit Travels From Basement : Penthouse, The Other From Cellar : 4th Floor							
		Explanation : 2 Units							
Fire Suppression									
	Sprinkler								
	No Component	95%							D
	Generic	5%			2042	* *	1-2	\$600	B

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : MANHATTAN CIVIL COURT
Address : 111 CENTRE STREET
Borough : MANHATTAN **Agency's Number** : 312-138
Program / Asset # : DGS0004.000 / 2049 **Yr Built/Renovated** : 1960 / 2004
Area Sq Ft : 451,310 **Project Type** : COURTS
Date of Survey : 24-Oct-2008 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,7,9,13
Block : 169 **Lot** : 10 **BIN** : 1001833

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,958,300	\$686,700
Interior Architecture	\$152,000	\$5,693,000
Electrical	\$45,300	\$1,878,900
Mechanical	\$53,900	\$4,625,400
Total	\$2,209,400	\$12,884,000
Priority A	\$1,958,300	\$686,700
Priority B	\$251,100	\$6,777,200
Priority C		\$5,420,100
Total	\$2,209,400	\$12,884,000

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture				\$79,400
Interior Architecture	\$564,900			\$52,500
Electrical	\$25,800	\$36,000	\$27,600	\$76,900
Mechanical	\$139,800	\$76,900	\$180,300	\$141,100
Elevators/Escalators	\$141,100	\$141,100	\$141,100	
Total	\$871,700	\$254,100	\$349,000	\$350,000
Priority A				
Priority B	\$306,800	\$254,100	\$349,000	\$270,500
Priority C	\$564,900			\$79,400
Total	\$871,700	\$254,100	\$349,000	\$350,000



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	10%	Now	\$93,400	LIFE	* *	5	\$28,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead</i>								
Metal/Glass Curt Wall	40%			LIFE	* *	5	\$210,400	A
Panel/Paver: Limestone	50%	Now	\$1,724,600	LIFE	* *	5	\$105,200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2028	* *	5	\$68,500	A
Parapets								
Masonry: Brick	60%	Now	\$81,600	LIFE	* *	5	\$2,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Inside Face</i>								
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Inside Face</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Inside Face</i>								
Panel/Paver: Limestone	40%			LIFE	* *	5	\$1,500	A
Roof								
Roll Roofing	100%			2019	\$312,300	5	\$117,400	A
Interior								
Floors								
Carpet	15%			2014	\$485,500	3	\$165,800	C
Ceramic Tile	5%			2023	\$606,400	5	\$27,600	C
Terrazzo	25%			LIFE	* *	5	\$107,900	C
Vinyl Tile	55%			2020	\$2,870,300	3	\$152,000	C
Interior Walls								
Ceramic Tile	5%			2023	\$1,038,500	5	\$35,600	C
Marble Panels	20%			LIFE	* *			C
Plaster	40%			LIFE	* *	5	\$85,400	C
SGFT/Glazed Masonry	10%			LIFE	* *			C
Wood	25%			LIFE	* *	5	\$711,600	C
Ceilings								
AcousTile,Adhered	55%			2025	* *	5	\$304,000	B
Exposed Concrete	10%			LIFE	* *	5	\$8,600	B
Plaster	35%			LIFE	* *	5	\$120,900	B

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 Code

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	\$1,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2037	* *	5	\$1,400	B
Switchgear / Switchboard								
Air Circuit Breaker	100%			2046	* *	5	\$1,900	B
Raceway								
Conduit	20%			2030	* *	1		B
Conduit	80%			2046	* *	1		B
Panelboards								
Molded Case Bkrs	10%			2028	* *	5	\$1,000	B
Molded Case Bkrs	90%			2042	* *	5	\$8,800	B
Wiring								
Braided Cloth	10%	2-4	\$45,300	2045	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2030	* *	1		B
Thermoplastic	70%			2046	* *	1		B
Motor Controllers								
Locally Mounted	10%			2040	* *	5	\$200	B
Motor Control Center	90%			2037	* *	5	\$9,100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$5,500	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	* *	1	\$114,000	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Generators								
Diesel	100%			2033	* *	1	\$143,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1250kw, Rudox Genset</i>								
Batteries								
Lead/Acid	100%			2015	\$600	5	\$13,700	B
Fuel Storage								
Day Tank	50%			2042	* *	5	\$34,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : New Installation</i>								
Main Tank	50%			2055	* *	5	\$5,500	B

Lighting

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

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

Lighting

Interior Lighting									
Fluorescent	70%				2020	\$1,519,400	10	\$237,100	B
Fluorescent	23%				2028	* *	10	\$77,900	B
HID	2%				2028	* *	10	\$200	B
Incandescent	5%				2028	* *	2	\$400	B
Egress Lighting									
Emergency, Battery	50%				2028	* *	10	\$44,600	B
Exit, Service	50%				2028	* *	1		B

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

Heating

Energy Source									
Utility Steam	100%				2040	* *	1		B
Conversion Equipment									
Pres. Reducing Valve/LP Steam	100%				2029	* *	5	\$22,000	B
Distribution									
Steam Piping/Pump	100%				2030	* *	4	\$27,400	B
Terminal Devices									
Air Handler	95%				2020	\$2,136,900	1	\$217,200	B
Convactor/Radiator	5%				2018	\$197,000	1	\$6,000	B

Air Conditioning

Energy Source									
Electricity	100%				2036	* *	1		B
Conversion Equipment									
Centrifugal, Elec Chiller	90%				2029	* *	1	\$360,000	B
Int Pkg Unit - Cooling	10%				2018	\$537,200	2	\$2,300	B
Distribution									
Chilled Wtr Pipe/Pump	100%				2030	* *	4	\$27,400	B
Terminal Devices									
Air Handler/Cool/Ht	40%				2025	* *	1	\$91,500	B
Induction Unit	60%				2025	* *	1	\$71,700	B
Heat Rejection									
Air Condenser Unit	10%				2020	\$83,300	2	\$25,700	B
Water Cool Tower	90%	Now		\$53,900	2018	\$1,077,700	2	\$267,600	B

Malfunctioning, Extent : Moderate, Area Affected : 10%
Location : Roof

Ventilation

Distribution									
Ductwork/Diffusers	100%				LIFE	* *	2-5	\$205,900	B
Exhaust Fans									
Interior	100%				2020	\$461,200	2	\$11,400	B

Plumbing

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2025	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2030	* *	4	\$54,900	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Submersible	100%			2014	\$6,200	4	\$2,000	B
Sewage Ejector(s)								
Compressed Air	100%			2030	* *	4	\$2,000	B
Backflow Preventer								
Generic	100%			2020	\$40,500	1	\$22,800	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C

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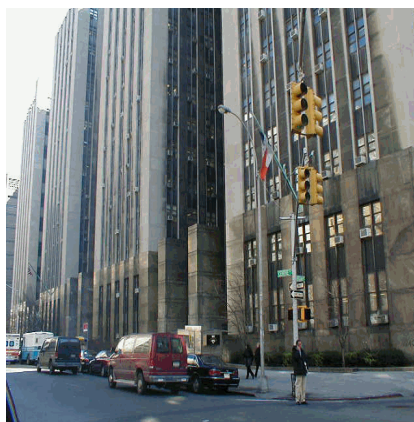
Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

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 / 2001
Area Sq Ft : 960,618 **Project Type** : COURTS
Date of Survey : 29-Jan-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,7,13,17,18,19,20,21,22
Block : 167 **Lot** : 1 **BIN** : 1079000

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$3,528,800	\$1,115,600
Interior Architecture	\$947,900	\$5,004,100
Electrical	\$568,600	\$7,502,500
Mechanical	\$4,998,600	\$9,240,200
Total	\$10,043,900	\$22,862,400
Priority A	\$3,528,800	\$1,115,600
Priority B	\$5,759,100	\$17,294,200
Priority C	\$755,900	\$4,452,700
Total	\$10,043,900	\$22,862,400

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$42,000			
Interior Architecture	\$57,200	\$17,600	\$26,500	\$413,500
Electrical	\$150,900	\$146,600	\$151,100	\$150,300
Mechanical	\$137,500	\$206,300	\$292,000	\$216,800
Elevators/Escalators	\$390,800	\$390,800	\$390,800	\$390,800
Total	\$778,400	\$761,300	\$860,500	\$1,171,500
Priority A	\$42,000			
Priority B	\$707,000	\$743,700	\$834,000	\$758,000
Priority C	\$29,400	\$17,600	\$26,500	\$413,500
Total	\$778,400	\$761,300	\$860,500	\$1,171,500



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 Estimates are rounded to the nearest hundred dollars.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Limestone	70%	Now	\$3,234,900	LIFE	* *	5	\$389,900	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
	Location : Penthouse							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Staining/Discoloring, Extent : Severe, Area Affected : 50%							
	Location : Throughout Facades							
Metal Panel	15%			2031	* *	5-10	\$765,900	A
Granite Panels	15%			LIFE	* *	5	\$83,600	A
Windows								
Aluminum	99%			2037	* *	5	\$170,100	A
Aluminum	1%	Now	\$8,200	2037	* *	5	\$900	A
	Glazing Broken/Cracked, Extent : Severe, Area Affected : 5%							
	Location : Mechanical Penthouse							
	Other Observation, Extent : Severe, Area Affected : 2%							
	Location : Mechanical Penthouse							
	Explanation : Window Missing							
Parapets								
Masonry: Brick	65%			LIFE	* *	5	\$24,500	A
Masonry: Limestone	20%	Now	\$17,900	LIFE	* *	5	\$9,500	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Penthouse On West Side							
No Component	15%							D
Roof								
Modified Bitumen	100%	4+	\$15,800	2029	* *			A
	Other Observation, Extent : Moderate, Area Affected : 2%							
	Location : Upper Roof - Penthouse							
	Explanation : Gutter Supports Failing							

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	5%			2017	\$344,400	3	\$117,600	C
Cast in Place Concrete	22%			LIFE	**	5	\$566,100	C
Ceramic Tile	3%			2030	**	5	\$35,300	C
Marble Panels	5%			LIFE	**	5	\$44,100	C
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Various Corridor Locations								
Quarry Tile	3%			2026	**	5	\$52,900	C
Terrazzo	25%	Now	\$174,500	LIFE	**	5	\$229,700	C
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Stairs E And F At Penthouse								
Vinyl Tile	27%	Now	\$60,000	2021	\$2,999,200	3	\$119,100	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : District Attys Offices								
Not Accessible	10%							D
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Jail Floors And Central Booking								
Interior Walls								
Cast in Place Concrete	3%	Now	\$46,300	LIFE	**			C
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Sub Basement								
Gypsum Board	4%			LIFE	**	5	\$28,600	C
Masonry: Brick	15%			LIFE	**			C
Marble Panels	15%	Now	\$310,200	LIFE	**			C
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Corridors								
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Various Locations								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Plaster	38%	Now	\$164,900	LIFE	**	5	\$136,100	C
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	**			C
Wood	10%			LIFE	**	5	\$477,500	C
Not Accessible	10%							D
Other Observation, Extent : Light, Area Affected : 100%								
Location : Jail Floors And Central Booking								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTile,Adhered	25%			2034	* *	5	\$294,100	B
AcousTileSusp.Lay-In	5%	Now	\$7,800	2034	* *	5	\$29,400	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 7th Floor Offices, Basement Offices</i>								
Exposed Concrete	5%	Now	\$44,900	LIFE	* *	5	\$9,200	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Sub-basement</i>								
Plaster	2%	Now	\$20,000	LIFE	* *	5	\$14,700	B
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stairs E And F At Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs E And F At Penthouse</i>								
Plaster	45%			LIFE	* *	5	\$330,800	B
Plaster	8%			LIFE	* *	5	\$58,800	B
Not Accessible	10%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : 2 Jail Floors And Central Booking</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	* *	5	\$3,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 4000 Amps, Two 3000 Amps And Two 2000 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	60%			2026	* *	5	\$1,800	B
Dry Type	40%			2034	* *	5	\$1,200	B
Switchgear / Switchboard								
Fused Disc Sw	20%			2041	* *	5	\$700	B
Molded Case Bkrs	80%			2041	* *	5	\$16,700	B
Raceway								
Conduit	70%			2021	\$466,800	1		B
Conduit	30%			2041	* *	1		B
Panelboards								
Fused Disc Sw	5%			2037	* *	5	\$900	B
Fused Disc Sw	10%			2020	\$67,100	5	\$1,800	B
Molded Case Bkrs	20%			2020	\$227,300	5	\$4,200	B
Molded Case Bkrs	65%			2037	* *	5	\$13,600	B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Braided Cloth	10%	2-4	\$151,500	2046	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	70%			2041	* *	1		B
Thermoplastic	20%			2021	\$150,900	1		B
Motor Controllers								
Locally Mounted	35%			2026	* *	5	\$1,900	B
Locally Mounted	55%			2034	* *	5	\$2,900	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mech Room</i>								
Motor Control Center	10%			2026	* *	5	\$2,100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$11,600	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	* *	1	\$242,600	B
Generators								
Diesel	100%			2030	* *	1	\$304,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 1562 Kva</i>								
Batteries								
Lead/Acid	100%			2015	\$600	5	\$29,100	B
Fuel Storage								
Day Tank								
	50%			2037	* *	5	\$72,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 275 Gals</i>								
Main Tank								
	50%			2024	* *	5	\$11,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 60,000 Gals</i>								
Lighting								
Interior Lighting								
Fluorescent								
	62%			2021	\$2,864,400	10	\$447,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 95%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T8 Lamps</i>								
Fluorescent	30%			2026	* *	10	\$216,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T8 Lamps</i>								
HID	3%			2021	\$97,500	10	\$800	B
Incandescent	5%			2021	\$231,000	2	\$900	B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Emergency, Service	35%			2026	* *	1		B
Emergency, Service	10%			2016	\$12,900	1		B
Emergency, Battery	5%			2026	* *	10	\$9,500	B
Exit, LED	10%			2049	* *	1		B
Exit, Service	30%			2026	* *	1		B
Exit, Service	10%			2016	\$12,900	1		B
Exterior Lighting								
HID	70%			2021	\$227,500	10	\$1,800	B
Incandescent	30%			2016	\$138,500	2	\$400	B
Alarm								
Security System								
Generic	100%			2021	\$2,686,600	1	\$294,100	B
Fire/Smoke Detection								
Generic	100%			2026	* *	1-3	\$499,900	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2041	* *	1		B
Conversion Equipment								
Steam Boiler	100%	Now	\$216,100	2034	* *	1	\$701,400	B
Leak Evident, Extent : Moderate, Area Affected : 25%								
Location : #4 Boiler Tubes Leak								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : 4 Units								
Distribution								
Steam Piping/Pump	100%	0-2	\$124,000	2031	* *	4	\$38,800	B
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Condensate Drain Pipe, Sub Basement								
Recent Replace Evident, Extent : Light, Area Affected : 20%								
Location : Steam Traps, Throughout								
Terminal Devices								
Air Handler	25%			2016	\$1,196,900	1	\$121,700	B
On Extended Life, Extent : Light, Area Affected : 100%								
Location : Fan Room								
Convactor/Radiator	75%	Now	\$125,800	2019	\$6,290,300	1	\$171,700	B
Damaged, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	25%			2030	* *	1	\$212,800	B
Window/Wall Unit	50%			2016	\$912,800	1		B
No Component	25%							D
Distribution								
Chilled Wtr Pipe/Pump	25%			2031	* *	4	\$14,600	B
No Component	75%							D
Terminal Devices								
Air Handler/Cool/Ht	25%			2016	\$707,200	1	\$121,700	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
No Component	75%							D
Heat Rejection								
Water Cool Tower	25%	2-4	\$477,900	2026	* *	2	\$158,200	B
<i>On Extended Life, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
No Component	75%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$153,300	LIFE	* *	2-5	\$438,300	B
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Flexible Connections, Penthouse Fan Room</i>								
Exhaust Fans								
Interior	100%			2016	\$981,600	2	\$24,300	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2021	\$2,652,200	1		B
HW Heat Exchanger								
Low Temp	100%	Now	\$27,600	2031	* *	4	\$77,900	B
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2026	* *	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2029	* *	4	\$1,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : 3 Duplex Units</i>								
Fixtures								
Generic	100%							B
Vertical Transport								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%									
Location : (19) I-17 (1) B-17 (2) B-16									
Explanation : 22 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2041	* *	1-5	\$411,700	B
Sprinkler									
	Generic	100%			2041	* *	1-2	\$220,600	B
Fire Pump									
	Generic	100%			2030	* *	1	\$147,000	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Motor Replacement Has Been Scheduled									

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : MANHATTAN FAMILY COURT
Address : 60 LAFAYETTE STREET
Borough : MANHATTAN **Agency's Number** : 312-136
Program / Asset # : DGS0003.000 / 2048 **Yr Built/Renovated** : 1975 / 2010
Area Sq Ft : 491,000 **Project Type** : COURTS
Date of Survey : 29-Jan-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,7,8,11,12
Block : 171 **Lot** : 31 **BIN** : 1001842

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$535,800	\$507,300
Interior Architecture	\$1,828,900	\$2,108,800
Electrical	\$238,400	\$4,658,100
Mechanical	\$273,000	\$5,597,500
Total	\$2,876,100	\$12,871,600
Priority A	\$535,800	\$507,300
Priority B	\$988,200	\$10,526,700
Priority C	\$1,352,200	\$1,837,700
Total	\$2,876,100	\$12,871,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$26,800			\$13,300
Interior Architecture	\$26,700	\$19,900	\$41,900	\$18,600
Electrical	\$83,900	\$85,000	\$93,300	\$74,800
Mechanical	\$246,300	\$140,100	\$232,200	\$137,700
Elevators/Escalators	\$118,400	\$118,400	\$118,400	\$118,400
Total	\$502,000	\$363,500	\$485,800	\$362,800
Priority A	\$26,800			\$13,300
Priority B	\$462,600	\$343,500	\$444,000	\$330,900
Priority C	\$12,600	\$19,900	\$41,900	\$18,600
Total	\$502,000	\$363,500	\$485,800	\$362,800



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Metal Panel	27%			2047	* *	5-10	\$646,800	A	
Metal Coiling Doors	3%			2034	* *	5	\$32,700	A	
Granite Panels	60%			LIFE	* *	5	\$156,800	A	
Window Wall	10%			2047	* *	5	\$130,700	A	
Windows									
Aluminum	95%			2043	* *	5	\$31,700	A	
Metal Louvers	5%			2034	* *	10	\$10,400	A	
Parapets									
Metal Panel	80%			2047	* *	5	\$26,500	A	
Metal Rail	20%			2038	* *	5-10	\$30,900	A	
Roof									
Single Ply Membrane	100%			2029	* *	10	\$108,700	A	
Interior									
Floors									
Cast in Place Concrete	25%	Now	\$100,300	LIFE	* *	5	\$290,800	C	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Loading Dock								
Ceramic Tile	4%			2030	* *	5	\$21,300	C	
Ceramic Tile	12%			2036	* *	5	\$63,800	C	
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Renovated Public Spaces								
Panel/Paver: Cer/Brk	12%	Now	\$136,000	2037	* *	5	\$71,800	C	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Corridors And Stair Throughout								
Terrazzo	4%	Now	\$12,600	LIFE	* *	5	\$16,600	C	
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : First Floor								
Vinyl Tile	28%	Now	\$281,200	2021	\$1,405,900	3	\$55,800	C	
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Floors A & B								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Offices And Waiting Areas Throughout								
Vinyl Tile	15%			2031	* *	3	\$29,900	C	
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Renovated Courtrooms And Second Floor								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Cast in Place Concrete	7%	Now	\$168,200	LIFE	**			C
	Water Penetration, Extent : Severe, Area Affected : 15%							
	Location : West Wall In Basements							
Ceramic Tile	5%			2030	**	5	\$18,600	C
Concrete Masonry Unit	20%	Now	\$278,900	LIFE	**	5	\$29,800	C
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
	Location : Loading Dock							
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
	Location : Various Basement Locations							
	Loose Units, Extent : Severe, Area Affected : 10%							
	Location : Loading Dock							
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%							
	Location : Loading Dock							
	Vertical Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Parking Area In Basement							
Gypsum Board	31%			LIFE	**	5	\$69,200	C
Marble Panels	7%			LIFE	**			C
Marble Panels	5%			LIFE	**			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Renovated Corridors							
	Explanation : Recent Installation							
Travertine Panels	15%	Now	\$387,600	LIFE	**			C
	Broken/Missing Elements, Extent : Severe, Area Affected : 15%							
	Location : Throughout Elevator Lobbies And Corridors							
Plaster	10%			LIFE	**	5	\$11,200	C
Ceilings								
AcousTileConcealSpLn	38%	Now	\$308,800	2026	**	5	\$126,300	B
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
AcousTileSusp.Lay-In	28%			2041	**	5	\$148,900	B
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Renovated Courtrooms							
AcousTileSusp.Lay-In	2%	Now	\$14,100	2019	\$70,400	5	\$5,300	B
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Exposed Concrete	23%	Now	\$93,400	LIFE	**	5	\$19,100	B
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Steam Room							
	Exposed Reinforcement, Extent : Severe, Area Affected : 5%							
	Location : Steam Room							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Steam Room							
Exposed Struc: Steel	7%			LIFE	**			B
Plaster	2%			LIFE	**	5	\$6,600	B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	70%			2021	\$63,500	5	\$1,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Two 3000 Amps Main Disconnect Switch							
Fused Disc Sw	30%			2041	**	5	\$500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 3000 Amps Main Disconnect Switch							
Transformers								
Dry Type	100%			2026	**	5	\$1,500	B
Switchgear / Switchboard								
Fused Disc Sw	30%			2041	**	5	\$500	B
Molded Case Bkrs	70%			2021	\$206,700	5	\$7,500	B
Raceway								
Conduit	60%			2031	**	1		B
Conduit	20%			2041	**	1		B
Conduit	20%			2021	\$80,000	1		B
Panelboards								
Fused Disc Sw	15%			2020	\$60,400	5	\$1,400	B
Molded Case Bkrs	55%			2029	**	5	\$5,900	B
Molded Case Bkrs	30%			2037	**	5	\$3,200	B
Wiring								
Thermoplastic	55%			2031	**	1		B
Thermoplastic	25%			2041	**	1		B
Thermoplastic	20%			2021	\$90,500	1		B
Motor Controllers								
Locally Mounted	30%			2034	**	5	\$800	B
Motor Control Center	70%			2019	\$531,100	5	\$7,700	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,900	B
Stand-by Power								
Transfer Switches								
Automatic	60%			2034	**	1	\$74,400	B
Automatic	40%			2019	\$4,300	1	\$49,600	B
Generators								
Diesel	100%			2017	\$72,700	1	\$155,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : One 312 Kva							
Batteries								
Nickel Cadmium	100%			2014	\$600	5	\$89,600	B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Fuel Storage								
Day Tank	50%			2020	\$16,500	5	\$37,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : One 275 Gals							
Main Tank	50%			2024	**	5	\$5,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : One 400 Gals							
Lighting								
Interior Lighting								
Fluorescent	73%			2021	\$1,723,800	10	\$269,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T8 Lamps							
Fluorescent	20%			2026	**	10	\$73,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T8 Lamps							
HID	5%			2026	**	10	\$700	B
Incandescent	2%			2016	\$47,200	2	\$200	B
Egress Lighting								
Emergency, Service	15%			2016	\$9,900	1		B
Emergency, Service	30%			2026	**	1		B
Emergency, Battery	5%			2026	**	10	\$4,900	B
Exit, LED	10%			2049	**	1		B
Exit, Service	10%			2016	\$6,600	1		B
Exit, Service	30%			2026	**	1		B
Exterior Lighting								
HID	30%			2021	\$49,800	10	\$400	B
Incandescent	70%			2021	\$165,200	2	\$500	B
Alarm								
Security System								
Generic	100%			2021	\$1,373,200	1	\$150,300	B
Fire/Smoke Detection								
Generic	100%			2026	**	1-3	\$255,500	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2031	**	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Steam From Con Edison							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Heat Exchanger	40%			2024	**	1	\$79,700	B
Pres. Reducing Valve/LP Steam	60%	Now	\$3,400	2024	**	5	\$7,200	B
Leak Evident, Extent : Severe, Area Affected : 100% Location : Supply Valve - " A " Level Steam Room								
Distribution								
Hot Wtr Piping/Pump	40%	0-2	\$182,400	2029	**	4	\$7,900	B
Corroded, Extent : Severe, Area Affected : 30% Location : Basement								
Steam Piping/Pump	60%	Now	\$38,000	2031	**	4	\$11,900	B
Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Condensate Return Pump								
Terminal Devices								
Air Handler	70%			2021	\$1,713,000	1	\$174,100	B
Convactor/Radiator	30%			2026	**	1	\$39,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2024	**	1	\$435,200	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2031	**	4	\$29,800	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2021	\$1,927,800	1	\$248,800	B
Heat Rejection								
Water Cool Tower	100%			2022	\$1,302,800	2	\$404,300	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$224,000	B
Exhaust Fans								
Interior	100%			2021	\$501,800	2	\$12,400	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		B
HW Heat Exchanger								
Low Temp	100%	0-2	\$7,000	2031	**	4	\$39,800	B
Corroded, Extent : Moderate, Area Affected : 100% Location : Coil Connections								
Sanitary Piping								
Cast Iron	100%	Now	\$19,700	LIFE	**	1		B
Leak Evident, Extent : Moderate, Area Affected : 10% Location : Steam Room								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Submersible	100%			2014	\$6,200	4	\$2,000	B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2026	* *	4	\$2,000	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	90%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : (7) B-11 (1) I-11 (1) I-7							
		Explanation : 9 Units							
	Hydraulic	10%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : 1-2							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2041	* *	1-5	\$210,400	B
	Sprinkler								
	Generic	100%			2041	* *	1-2	\$112,700	B
	Fire Pump								
	Generic	100%			2030	* *	1	\$75,200	B

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

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** : COURTS
Date of Survey : 11-Jul-2011 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,6,7
Block : 160 **Lot** : 21 **BIN** : 1085748

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$992,100	\$1,684,600
Interior Architecture	\$1,406,500	\$3,508,300
Electrical	\$101,400	\$3,815,800
Mechanical	\$734,300	\$4,954,200
Total	\$3,234,500	\$13,963,000
Priority A	\$992,100	\$1,684,600
Priority B	\$1,548,500	\$9,122,200
Priority C	\$693,800	\$3,156,100
Total	\$3,234,500	\$13,963,000

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$19,000	\$8,500		\$600
Interior Architecture		\$52,800	\$41,400	\$30,800
Electrical	\$39,500	\$48,600	\$41,000	\$43,900
Mechanical	\$232,800	\$116,800	\$247,400	\$115,100
Elevators/Escalators	\$82,900	\$82,900	\$82,900	\$82,900
Total	\$374,200	\$309,600	\$412,800	\$273,300
Priority A	\$19,000	\$8,500		\$600
Priority B	\$355,200	\$248,300	\$371,400	\$241,900
Priority C		\$52,800	\$41,400	\$30,800
Total	\$374,200	\$309,600	\$412,800	\$273,300



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	\$104,200	A
Masonry: Brick	50%			LIFE	* *	5	\$333,300	A
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : At Foundation Wall							
Masonry: Granite	48%			LIFE	* *	5	\$240,000	A
	Water Penetration, Extent : Light, Area Affected : 5%							
	Location : Various							
Windows								
Bronze/Brass	25%			2030	* *	5	\$234,600	A
	Deteriorated Finish, Extent : Light, Area Affected : 2%							
	Location : Entry							
Metal Louvers	5%			2031	* *	10	\$46,900	A
Steel	70%			2030	* *	5	\$1,313,900	A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Parapets								
Masonry: Brick	45%	Now	\$49,900	LIFE	* *	5	\$7,000	A
	Efflorescence, Extent : Moderate, Area Affected : 10%							
	Location : North Side Of Lower Parapets							
	Loose/Delam Surface, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Spalling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Masonry: Granite	43%	Now	\$70,700	LIFE	* *	5	\$8,400	A
	Caulking Deteriorated, Extent : Severe, Area Affected : 100%							
	Location : Coping							
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : Coping							
Metal Panel	2%			2042	* *	5	\$1,200	A
Metal Rail	5%			2035	* *	5-10	\$14,000	A
Marble Panels	5%			LIFE	* *	5	\$900	A

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Roof									
Cast in Place Concrete	5%	Now	\$6,000	LIFE	**			A	
	Water Penetration, Extent : Moderate, Area Affected : 30%								
	Location : Throughout Areaways								
Copper/Terne	30%	Now	\$13,000	2037	**			A	
	Water Penetration, Extent : Light, Area Affected : 5%								
Location : Rotunda									
Copper/Terne Modified Bitumen	5%			2050	**	10	\$17,400	A	
	45%	Now	\$97,400	2027	**			A	
	Blisters, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Ponding, Extent : Moderate, Area Affected : 10%								
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over 6th Floor									
Skylight, Metal/Glass	5%			2042	**	10	\$23,300	A	
	Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Various Areas									
Sloped Glazing	10%			LIFE	**	5	\$186,000	A	
Interior									
Floors									
Carpet	15%			2021	\$669,400	3	\$158,500	C	
Cast in Place Concrete	10%	Now	\$115,000	LIFE	**	5	\$154,100	C	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Sub Basement								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Sub Basement								
	Other Observation, Extent : Severe, Area Affected : 15%								
Location : Sub Basement									
Explanation : Ground Water Flooding									
Ceramic Tile	3%			2031	**	5	\$21,100	C	
Cork Tile	10%			2032	**	5	\$61,600	C	
Marble Panels	13%			LIFE	**	5	\$68,700	C	
Terrazzo	14%			LIFE	**	5	\$77,000	C	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Basement									
Vinyl Tile	35%			2022	\$2,518,500	3	\$92,500	C	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$96,800	LIFE	**			C
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Lunch Room, Chief Engineer Room								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Lunch Room, Chief Engineer Room								
Masonry: Brick	5%	Now	\$100,800	LIFE	**			C
Spalling, Extent : Severe, Area Affected : 10%								
Location : Sub Basement								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Sub Basement								
Marble Panels	10%			LIFE	**			C
Plaster	70%	Now	\$381,200	LIFE	**	5	\$116,300	C
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Corridors, Stairs, Various Offices And Lobbies								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Corridors, Stairs, Various Offices And Lobbies								
Wood	10%			LIFE	**	5	\$221,500	C
Ceilings								
Exposed Concrete	10%	Now	\$291,100	LIFE	**	5	\$11,000	B
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Staff Cafeteria And Mechanical Room								
Exposed Reinforcement, Extent : Severe, Area Affected : 30%								
Location : Sub Basement								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Staff Cafeteria, Mechanical Room								
Masonry: Marble	10%			LIFE	**	1		B
Plaster	15%			LIFE	**	5	\$66,000	B
Plaster	65%	Now	\$421,700	LIFE	**	5	\$286,200	B
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Corridors Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Corridors, Waiting Areas, File Room								

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2032	* *	5	\$1,500	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Rated @ 4000 Amps</i>					
Fused Disc Sw	30%			2042	* *	5	\$600	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Rated @ 4000 Amps</i>					
Switchgear / Switchboard								
Fused Disc Sw	70%			2032	* *	5	\$1,500	B
Fused Disc Sw	30%			2042	* *	5	\$600	B
Raceway								
Conduit	30%			2042	* *	1		B
Conduit	70%			2032	* *	1		B
Panelboards								
Fused Disc Sw	5%			2038	* *	5	\$500	B
Molded Case Bkrs	30%			2038	* *	5	\$3,800	B
Molded Case Bkrs	40%			2030	* *	5	\$5,000	B
Molded Case Bkrs	25%			2021	\$108,900	5	\$3,100	B
Wiring								
Braided Cloth	10%	2-4	\$49,000	2047	* *	1		B
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Some Areas</i>					
Thermoplastic	90%			2042	* *	1		B
Motor Controllers								
Locally Mounted	20%			2035	* *	5	\$600	B
Locally Mounted	50%			2027	* *	5	\$1,600	B
Locally Mounted	5%			2020	\$41,000	5	\$200	B
Motor Control Center	25%			2027	* *	5	\$3,200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$7,000	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Main Water Pipe</i>					
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	\$145,300	B
Generators								
Diesel	100%			2031	* *	1	\$182,300	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : Onan Genset Rated @ 600 Kw</i>					
Batteries								
Nickel Cadmium	100%			2015	\$700	5	\$105,000	B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Fuel Storage								
Day Tank	50%			2038	* *	5	\$43,700	B
Main Tank	50%			2050	* *	5	\$7,000	B
Lighting								
Interior Lighting								
Fluorescent	95%			2022	\$2,843,100	10	\$410,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 & Compact Lamps</i>								
Incandescent	5%			2022	\$149,600	2	\$500	B
Egress Lighting								
Exit, LED	100%			2062	* *	1		B
Exterior Lighting								
HID	100%			2022	\$210,500	10	\$1,500	B
Alarm								
Fire/Smoke Detection								
No Component	75%							D
Generic	25%			2030	* *	1-3	\$72,600	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2042	* *	1		B
Conversion Equipment								
Heat Exchanger	25%			2025	* *	1	\$58,300	B
Pres. Reducing Valve/LP Steam	75%			2025	* *	5	\$21,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Boilers No Longer In Use</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$401,600	2032	* *	4	\$23,200	B
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Vacuum Condensate Pumps</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Sub Basement</i>								
Terminal Devices								
Convactor/Radiator	90%			2027	* *	1	\$137,100	B
No Component	10%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Mechanical Rooms - Penthouse</i>								
<i>Explanation : Covered Under A C Section</i>								
Air Conditioning								

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2025	* *	1	\$458,800	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Refrigerant R-11							
Ext Pkg Unit - Cooling	5%			2027	* *	2	\$1,500	B
	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Roof							
Window/Wall Unit	5%			2017	\$59,100	1		B
Distribution								
Chilled Wtr Pipe/Pump	100%			2032	* *	4	\$23,200	B
Terminal Devices								
Air Handler/Cool/Ht	95%			2022	\$2,321,000	1	\$276,900	B
Fan Coil - Cooling	5%			2022	\$221,400	1	\$7,600	B
Heat Rejection								
Water Cool Tower	95%			2020	\$1,568,500	2	\$450,000	B
No Component	5%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$262,500	B
Exhaust Fans								
Interior	85%			2022	\$540,500	2	\$12,400	B
Roof	15%			2022	\$68,600	2	\$2,200	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$171,800	2027	* *	1		B
	Corroded, Extent : Moderate, Area Affected : 15%							
	Location : Basement And Sub Basement							
HW Heat Exchanger								
Low Temp	100%			2042	* *	4	\$70,000	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%	Now	\$40,200	LIFE	* *	1		B
	Cracked, Extent : Moderate, Area Affected : 15%							
	Location : Sub Basement							
	Damaged, Extent : Light, Area Affected : 10%							
	Location : Basement And Sub Basement							
Sump Pump(s)								
Rigid Piping	100%			2022	\$11,100	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2022	\$11,100	4	\$2,000	B
Backflow Preventer								
Generic	100%			2022	\$55,800	1	\$29,100	B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B, 1-4, M-6							
		Explanation : 12 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2032	* *	1-5	\$246,500	B
	Sprinkler								
	No Component	95%							D
	Generic	5%			2032	* *	1-2	\$6,600	B

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : MARIO MEROLA BUILDING BRONX COUNTY COURTHOUSE
Address : 851 GRAND CONCOURSE @E. 161 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DGS0016.000 / 2057 **Yr Built/Renovated** : 1933 / 2012
Area Sq Ft : 555,600 **Project Type** : COURTS
Date of Survey : 27-Feb-2012 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,8,9
Block : 2468 **Lot** : 1 **BIN** : 2002869

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,839,100	\$1,587,100
Interior Architecture	\$2,429,600	\$4,348,500
Electrical	\$146,900	\$3,489,300
Mechanical	\$1,125,400	\$9,361,100
Total	\$5,541,000	\$18,786,100
Priority A	\$1,839,100	\$1,587,100
Priority B	\$1,706,500	\$13,300,600
Priority C	\$1,995,500	\$3,898,300
Total	\$5,541,000	\$18,786,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$18,600			
Interior Architecture	\$84,300	\$17,000	\$21,200	\$38,200
Electrical	\$73,600	\$12,900	\$13,400	\$18,900
Mechanical	\$112,700	\$110,600	\$183,300	\$100,400
Elevators/Escalators	\$177,600	\$177,600	\$177,600	\$177,600
Total	\$466,900	\$318,100	\$395,500	\$335,100
Priority A	\$18,600			
Priority B	\$364,000	\$318,100	\$374,300	\$296,900
Priority C	\$84,300		\$21,200	\$38,200
Total	\$466,900	\$318,100	\$395,500	\$335,100



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 Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Copper/Terne	3%			2043	**	10	\$42,000	A
Masonry: Brick	30%	Now	\$322,300	LIFE	**	5	\$179,000	A
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Courtyard								
Masonry: Granite	10%			LIFE	**	5	\$89,500	A
Masonry: Limestone	55%			LIFE	**	5	\$492,200	A
Metal Coiling Doors	2%			2028	**	5	\$37,300	A
Windows								
Aluminum	45%			2039	**	5	\$37,300	A
Bronze/Brass	50%			2039	**	5	\$258,700	A
Steel	5%	Now	\$259,300	2048	**	5	\$25,900	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Chiller Room								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Chiller Room								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Chiller Room								
Parapets								
Masonry: Brick	40%	Now	\$107,300	LIFE	**	5	\$30,000	A
Parge/Tar Separating, Extent : Moderate, Area Affected : 25%								
Location : Interior Face								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Interior Face								
Masonry: Granite	10%			LIFE	**	5-10	\$103,500	A
Masonry: Limestone	45%			LIFE	**	5-10	\$411,400	A
Metal Panel	5%			2043	**	5	\$14,500	A
Roof								
IRMA/Protected Membrane	10%			2028	**	10	\$16,600	A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : East Side								
Explanation : This Is A Green Roof Designed To Absorb Runoff								
Modified Bitumen	70%	Now	\$90,400	2023	\$903,500			A
Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%								
Location : Over 8th Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Room 834								
Plaza Roof: Stone Panels	20%	Now	\$176,500	2033	**			A
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Over Chiller Room								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Over Chiller Room								
Explanation : Drains Inad/misposin								

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

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

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

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

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 Code
Interior								
Floors								
Carpet	5%			2022	\$215,200	3	\$51,000	C
Cast in Place Concrete	5%			LIFE	* *	5	\$148,600	C
Marble Panels	15%			LIFE	* *	5	\$152,900	C
Terrazzo	25%			LIFE	* *	5	\$265,400	C
Vinyl Tile	40%			2023	\$2,776,500	3	\$135,900	C
Vinyl Tile	5%	0-2	\$347,100	2033	* *	3	\$12,700	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : 9th Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : 9th Floor								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 9th Floor								
Explanation : 9x9 Tiles								
Vinyl Tile	5%			2031	* *	3	\$12,700	C
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	\$167,700	C
Gypsum Board	15%			LIFE	* *	5-10	\$342,100	C
Gypsum Board	5%			LIFE	* *	5-10	\$114,000	C
Masonry: Brick	5%			LIFE	* *	10	\$20,100	C
Metal Panel	5%			LIFE	* *	10	\$30,200	C
Marble Panels	20%			LIFE	* *	10	\$107,300	C
Plaster	35%			LIFE	* *	5-10	\$399,100	C
Wood	10%			LIFE	* *	5	\$1,073,200	C
Ceilings								
AcousTileConcealSpLn	5%			2028	* *	5	\$42,500	B
AcousTileSusp.Lay-In	35%			2028	* *	5	\$237,800	B
AcousTileSusp.Lay-In	5%			2040	* *	5	\$34,000	B
Exposed Concrete	5%			LIFE	* *	5-10	\$42,500	B
Plaster	5%	Now	\$62,600	LIFE	* *	5	\$21,200	B
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 8th Floor Library, Room 834								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 8th Floor Library, Room 834								
Plaster	45%			LIFE	* *	5-10	\$525,500	B

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	20%	2-4	\$19,600	2053	* *	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings; On Extended Life</i>								
Air Circuit Breaker	20%			2053	* *	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Newly Installed, 4000 Amperes Power Circuit Breakers</i>								
Under Construction	60%							D
Transformers								
Dry Type	100%			2028	* *	5	\$1,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2- 63 Kva, 460/208 Volts</i>								
Switchgear / Switchboard								
Air Circuit Breaker	10%	2-4	\$31,900	2053	* *	5	\$100	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Fused Disc Sw	10%			2023	\$31,900	5	\$200	B
Molded Case Bkrs	10%			2023	\$31,900	5	\$1,200	B
Under Construction	70%							D
Raceway								
Conduit	70%			2023	\$303,000	1		B
Under Construction	30%							D
Panelboards								
Fused Disc Sw	10%			2022	\$43,600	5	\$1,100	B
Molded Case Bkrs	50%			2022	\$217,800	5	\$6,000	B
Under Construction	40%							D
Wiring								
Braided Cloth	30%	2-4	\$146,900	2048	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	40%			2023	\$195,900	1		B
Under Construction	30%							D
Motor Controllers								
Locally Mounted	50%			2028	* *	5	\$1,500	B
Locally Mounted	40%			2021	\$328,300	5	\$1,200	B
Locally Mounted	10%			2040	* *	5	\$300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$13,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Tunnel</i>								
<i>Explanation : Connected To Metal Water Pipe.</i>								
Stand-by Power								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Transfer Switches								
Under Construction	100%							D
Generators								
Under Construction	100%							D
Batteries								
Under Construction	100%							D
Fuel Storage								
Under Construction	100%							D
Lighting								
Interior Lighting								
Fluorescent	95%			2031	* *	10	\$395,600	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	5%			2031	* *	10	\$20,800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Ground Floor, Hallways</i>							
	<i>Explanation : Compact Fluorescent Lamps</i>							
Egress Lighting								
Emergency, Battery	50%			2031	* *	10	\$54,800	B
Exit, LED	50%			2058	* *	1		B
Exterior Lighting								
HID	100%			2023	\$203,300	10	\$1,400	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2031	* *	1	\$51,000	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Ground Floor And Outside</i>							
	<i>Explanation : CCTV Surveillance Camera System</i>							
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2023	\$1,726,200	1-3	\$86,700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Smoke Detectors, Strobe Lights, Horns, And Manual Pull Stations</i>							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Fuel Oil No 4	100%			2033	* *	5	\$140,600	B

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Steam Boiler	100%	Now	\$54,000	2036	* *	1	\$405,100	B
			<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : #3 Boiler Tubes</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 3 Units</i>					
Distribution								
Steam Piping/Pump	100%	Now	\$77,500	2033	* *	4	\$22,400	B
			<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Vacuum Pump - Basement</i>					
			<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Various Areas</i>					
Terminal Devices								
Convactor/Radiator	95%			2021	\$4,978,800	1	\$139,600	B
Unit Heater-Stm/HW	5%			2023	\$179,200	4	\$3,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	50%			2032	* *	1	\$245,900	B
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Ground Floor A C Room</i>					
Int Pkg Unit - Cooling	5%			2021	\$357,300	2	\$1,400	B
Window/Wall Unit	5%			2018	\$57,000	1		B
No Component	40%							D
Distribution								
Chilled Wtr Pipe/Pump	50%	Now	\$813,600	2053	* *	4	\$11,200	B
			<i>Corroded, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Leak Evident, Extent : Severe, Area Affected : 40%</i>					
			<i>Location : Various Locations</i>					
No Component	50%							D
Terminal Devices								
Fan Coil - Cooling	50%	Now	\$25,600	2023	\$1,281,700	1	\$66,100	B
			<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Various Locations</i>					
			<i>Explanation : Hose Of Condensate Drip Pan Clogged, Causing Water Leaks</i>					
No Component	50%							D
Heat Rejection								
Water Cool Tower	50%	Now	\$47,800	2021	\$477,800	2	\$182,800	B
			<i>Damaged, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Inside The Unit On Roof</i>					
No Component	50%							D
Ventilation								

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$95,800	LIFE	* *	2-5	\$253,200	B
<i>Leak Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Dampers, Throughout</i>								
Exhaust Fans								
Interior	60%	Now	\$36,800	2023	\$368,000	2	\$6,700	B
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Fan Motors - 4th, 7th & Ground Floor</i>								
Roof	25%			2033	* *	2	\$3,500	B
<i>Recent Installation, Extent : Light, Area Affected : 25%</i>								
<i>Location : 4 Units On Roof</i>								
No Component	15%							D
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2033	* *	1		B
Galv Iron/Steel	70%	Now	\$23,200	2021	\$1,160,100	1		B
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main Valve, Basement</i>								
Water Heater								
Gas Fired	100%			2018	\$129,100	2	\$6,800	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%	Now	\$15,500	LIFE	* *	1		B
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Ceiling Of Refrigeration Room, Ground Floor</i>								
Sump Pump(s)								
Rigid Piping	100%			2023	\$11,100	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (8) B-9, (11) I-8, (1) I, 4m, 6m</i>								
<i>Explanation : 20 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$229,300	B

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$810,600	\$1,447,400
Interior Architecture	\$1,152,500	\$819,300
Electrical		\$225,700
Mechanical	\$134,000	\$670,400
Total	\$2,097,100	\$3,162,800
Priority A	\$810,600	\$1,447,400
Priority B	\$513,100	\$1,097,100
Priority C	\$773,400	\$618,300
Total	\$2,097,100	\$3,162,800

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$43,600		\$23,800	
Interior Architecture	\$104,700		\$58,100	\$9,700
Electrical	\$59,900	\$35,800	\$46,500	\$36,400
Mechanical	\$105,900	\$116,300	\$99,400	\$111,800
Elevators/Escalators	\$54,300	\$54,300	\$54,300	\$54,300
Total	\$368,400	\$206,300	\$282,000	\$212,100
Priority A	\$43,600		\$23,800	
Priority B	\$220,100	\$206,300	\$200,100	\$202,400
Priority C	\$104,700		\$58,100	\$9,700
Total	\$368,400	\$206,300	\$282,000	\$212,100



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	5%			LIFE	**	5	\$30,400	A
Masonry: Granite	10%	Now	\$81,300	LIFE	**	5	\$22,800	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : West Facade								
Metal Panel	10%			2043	**	5-10	\$209,100	A
Metal Coiling Doors	5%			2036	**	5	\$47,500	A
Panel/Paver: Limestone	45%			LIFE	**	5	\$205,300	A
Window Wall	25%			2043	**	5	\$285,200	A
Windows								
Aluminum	100%			2039	**	5	\$56,800	A
Parapets								
Masonry: Granite	10%			LIFE	**	5-10	\$60,000	A
Metal Panel	10%			2043	**	5	\$16,800	A
Metal Rail	10%			2036	**	5-10	\$78,500	A
Panel/Paver: Limestone	70%			LIFE	**	5-10	\$263,000	A
Roof								
IRMA/Protected Membrane	70%	Now	\$170,100	2023	\$850,400			A
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : 6th Floor Roof								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : 6th Floor Roof At Cooling Tower								
Plaza Roof: Stone Panels	25%	Now	\$80,700	2043	**			A
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Basement Parking Garage								
Skylight, Metal/Glass	5%	Now	\$44,000	2043	**			A
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%								
Location : Over Atrium Stair								
Open Joints, Extent : Moderate, Area Affected : 20%								
Location : Over Atrium Stair								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Over Atrium Stair								
Interior								
Floors								
Carpet	20%			2022	\$454,000	3	\$116,300	C
Cast in Place Concrete	20%			LIFE	**	5	\$339,100	C
Ceramic Tile	5%			2032	**	5	\$19,400	C
Terrazzo	15%			LIFE	**	5	\$90,800	C
Vinyl Tile	40%			2028	**	3	\$58,100	C

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Concrete Masonry Unit	20%			LIFE	* *	5	\$124,100	C
Fabric on Framing	15%			2024	* *	5	\$58,200	C
Glass: Single Pane	5%			LIFE	* *	5	\$58,200	C
Gypsum Board	40%			LIFE	* *	5-10	\$527,400	C
Granite Panels	5%			LIFE	* *	10	\$15,500	C
Marble Panels	10%			LIFE	* *	10	\$31,000	C
Wood	5%			LIFE	* *	5	\$310,200	C
Ceilings								
AcousTileConcealSpLn	25%			2036	* *	5	\$121,100	B
AcousTileSusp.Lay-In	35%			2036	* *	5	\$135,700	B
Exposed Concrete	20%			LIFE	* *	5-10	\$96,900	B
Exposed Struc: Steel	5%			LIFE	* *	10	\$38,800	B
Gypsum Board	15%			LIFE	* *	5-10	\$199,800	B
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Atrium Stair								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	\$1,200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 3- Electrical Services Rated @ 4000 Amperes Each								
Transformers								
Dry Type	100%			2036	* *	5	\$1,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room And Generator Room								
Explanation : 2- 45 Kva, 2- 30 Kva 480/208/120 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	95%			2043	* *	5	\$1,300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Siemens Power Circuit Breakers								
Molded Case Bkrs	5%			2043	* *	5	\$300	B
Raceway								
Conduit	100%			2043	* *	1		B
Panelboards								
Fused Disc Sw	10%			2039	* *	5	\$600	B
Molded Case Bkrs	90%			2039	* *	5	\$6,200	B
Wiring								
Thermoplastic	100%			2043	* *	1		B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	5%			2036	**	5	\$100	B
Motor Control Center	95%			2036	**	5	\$6,800	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$7,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Meter Room</i>								
<i>Explanation : 3- Water Mains With 3- Separate Ground Connections</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2036	**	1	\$80,600	B
Generators								
Diesel	100%			2032	**	1	\$101,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Rated At 1400 Kw</i>								
Batteries								
Lead/Acid	100%			2017	\$600	5	\$9,700	B
Fuel Storage								
Day Tank	50%			2039	**	5	\$24,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 250 Gallons Capacity</i>								
Main Tank	50%			2051	**	5	\$3,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4500 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	85%			2028	**	10	\$201,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2028	**	10	\$23,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
HID	5%			2028	**	10	\$400	B
Egress Lighting								
Emergency, Service	50%			2028	**	1		B
Exit, LED	50%			2051	**	1		B
Exterior Lighting								
HID	100%			2028	**	10	\$800	B
Alarm								

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QUEENS CIVIL/HOUSING COURT
Asset # : 4375

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

Alarm

Security System

No Component

70%

Generic

30%

2028

* *

1

\$29,300

D

B

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

Fire/Smoke Detection

Generic

100%

2028

* *

1-3

\$161,200

B

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

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

Heating

Energy Source

Electricity

5%

2043

* *

1

B

Interruptible Gas/Dual

95%

2043

* *

1

B

Fuel

Conversion Equipment

Furnace

5%

2028

* *

1

\$6,400

B

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

Hot Water Boiler

95%

2036

* *

1

\$122,000

B

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

Distribution

Hot Wtr Piping/Pump

95%

0-2

\$69,800

2039

* *

4

\$12,200

B

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

No Component

5%

D

Terminal Devices

Air Handler

60%

2028

* *

1

\$96,200

B

Convactor/Radiator

10%

2036

* *

1

\$8,400

B

Fan Coil Unit/Heat

30%

2028

* *

1

\$25,100

B

Air Conditioning

Energy Source

Electricity

100%

2039

* *

1

B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	70%			2032	**	1	\$196,400	B
		R-22 Refrigerant, Extent : Light, Area Affected : 70%							
		Location : Refrigeration Room							
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Refrigeration Room, Basement							
		Explanation : 3 Units							
	Ext Pkg Unit - Heating/Cooling	10%			2028	**	2	\$1,600	B
		R-22 Refrigerant, Extent : Light, Area Affected : 10%							
		Location : Penthouse Roof							
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Penthouse Roof							
		Explanation : 1 Roof Top Package Unit							
	No Component	20%							D
Distribution									
	Chilled Wtr Pipe/Pump	70%			2043	**	4	\$13,400	B
	No Component	30%							D
Terminal Devices									
	Air Handler/Cool/Ht	50%			2028	**	1	\$80,200	B
	Fan Coil - Cool/Heat	10%			2028	**	1	\$8,400	B
	No Component	40%							D
Heat Rejection									
	Water Cool Tower	70%			2021	\$470,300	2	\$182,500	B
	No Component	30%							D
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$228,700	B
Exhaust Fans									
	Interior	90%			2028	**	2	\$7,200	B
	Roof	10%			2028	**	2	\$800	B
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2043	**	1		B
Water Heater									
	Gas Fired	100%			2018	\$68,100	2	\$3,900	B
Sanitary Piping									
	Cast Iron	100%	Now	\$12,700	LIFE	**	1		B
		Blockage /Clogged, Extent : Severe, Area Affected : 5%							
		Location : Drain Line Under The Service Entrance							
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)									
	Rigid Piping	100%			2028	**	4	\$1,300	B
Sewage Ejector(s)									
	Electric	100%			2028	**	4	\$1,300	B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Backflow Preventer								
	Generic	100%			2028	* *	1	\$16,000	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	75%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 75%							
		Location : 1-5							
		Explanation : 8 Units							
	Hydraulic	25%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 25%							
		Location : (1) 1-3 (2) B-1							
		Explanation : 3 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2043	* *	1-5	\$130,800	B
	Sprinkler								
	Generic	100%			2043	* *	1-2	\$72,700	B
	Fire Pump								
	Generic	100%			2032	* *	1	\$48,500	B

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,075,400	\$2,556,300
Interior Architecture	\$1,171,500	\$4,949,200
Electrical	\$267,700	\$4,142,500
Mechanical	\$559,700	\$9,207,100
Total	\$3,074,200	\$20,855,100
Priority A	\$1,075,400	\$2,556,300
Priority B	\$1,446,800	\$14,002,400
Priority C	\$552,100	\$4,296,400
Total	\$3,074,200	\$20,855,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$66,100		\$19,700	
Interior Architecture	\$173,300		\$77,100	\$63,700
Electrical	\$82,400	\$52,300	\$63,000	\$56,300
Mechanical	\$165,900	\$154,200	\$261,100	\$180,900
Elevators/Escalators	\$150,000	\$150,000	\$150,000	\$150,000
Total	\$637,700	\$356,500	\$570,900	\$451,000
Priority A	\$66,100		\$19,700	
Priority B	\$416,800	\$356,500	\$474,100	\$387,300
Priority C	\$154,800		\$77,100	\$63,700
Total	\$637,700	\$356,500	\$570,900	\$451,000



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	15%			LIFE	* *	5	\$189,300	A
Masonry: Brick	15%			LIFE	* *	5	\$189,300	A
Masonry: Granite	2%			LIFE	* *	5	\$18,900	A
Masonry: Limestone	10%			LIFE	* *	5	\$94,600	A
Masonry: Limestone	45%			LIFE	* *	5	\$425,900	A
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : 1961 Wing								
Metal Panel	5%			2043	* *	5-10	\$216,900	A
Metal Coiling Doors	2%			2036	* *	5	\$39,400	A
Window Wall	6%			2043	* *	5	\$142,000	A
Windows								
Aluminum	95%			2039	* *	5	\$133,600	A
Glass Block	5%			LIFE	* *	5	\$8,800	A
Parapets								
Concrete Masonry Unit	20%			LIFE	* *	5-10	\$37,400	A
Masonry: Brick	30%			LIFE	* *	5-10	\$69,900	A
Masonry: Brick	10%	Now	\$22,500	LIFE	* *	5	\$3,400	A
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%								
Location : At Openings Of Free Standing Walls At Cooling Tower								
Masonry: Limestone	25%			LIFE	* *	5-10	\$103,900	A
Masonry: Limestone	5%			LIFE	* *	5-10	\$20,800	A
Metal Rail	10%			2036	* *	5-10	\$61,600	A
Roof								
Built-Up (BUR)	10%			2023	\$130,800	10	\$24,400	A
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Rooms 190, 825, 856								
IRMA/Protected Membrane	20%			2023	\$563,000	10	\$48,800	A
Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
Location : Lower Roofs Of 1995 Wing								
Modified Bitumen	20%	Now	\$350,100	2033	* *			A
Blisters, Extent : Moderate, Area Affected : 30%								
Location : Over Mechanical Room Penthouse (1994 Wing)								
Seams Open/Split, Extent : Moderate, Area Affected : 25%								
Location : Over Mechanical Room Penthouse (1994 Wing)								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Mechanical Room Penthouse (1994 Wing)								
Modified Bitumen	45%			2023	\$787,800	10	\$109,900	A
Skylight, Metal/Glass	5%			2043	* *	10	\$40,700	A

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	15%			2022	\$722,500	3	\$185,000	C
Cast in Place Concrete	7%			LIFE	**	5	\$251,900	C
Ceramic Tile	3%			2032	**	5	\$24,700	C
Granite Panels	5%			LIFE	**	5	\$61,700	C
Terrazzo	5%			LIFE	**	5	\$64,300	C
Vinyl Tile	15%			2028	**	3	\$46,300	C
Vinyl Tile	30%			2023	\$2,329,900	3	\$123,400	C
Vinyl Tile	20%			2018	\$1,553,300	3	\$82,200	C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1961 Wing</i>								
<i>Explanation : 9x9 Tiles</i>								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$24,100	C
Gypsum Board	15%			LIFE	**	5-10	\$153,900	C
Masonry: Brick	5%			LIFE	**	10	\$9,100	C
Granite Panels	3%			LIFE	**	10	\$7,200	C
Marble Panels	5%			LIFE	**	10	\$12,100	C
Plaster	62%			LIFE	**	5-10	\$318,100	C
Wood	5%			LIFE	**	5	\$241,500	C
Ceilings								
AcousTileConcealSpLn	17%			2036	**	5	\$174,800	B
AcousTileConcealSpLn	30%			2028	**	5	\$308,400	B
Exposed Struc: Steel	5%			LIFE	**	10	\$82,200	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room Penthouse (1994 Wing)</i>								
Glass: Susp Panels	3%			LIFE	**	10	\$18,500	B
Gypsum Board	5%			LIFE	**	5-10	\$141,400	B
Plaster	40%			LIFE	**	5-10	\$565,400	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 190, 825, 856</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2023	\$60,500	5	\$1,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : 2 Main Service Protectors Rated At 4000 Amperes Each</i>								
Fused Disc Sw	50%			2043	**	5	\$1,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : 2- Main Disconnect Switches Rated @ 3000 Amperes Each</i>								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Transformers								
Dry Type	100%			2036	* *	5	\$1,900	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room 2</i>							
	<i>Explanation : 150 Kva, 480/208/120 Volts</i>							
Switchgear / Switchboard								
Air Circuit Breaker	65%			2023	\$249,500	5	\$1,700	B
Air Circuit Breaker	20%			2043	* *	5	\$500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room 2</i>							
	<i>Explanation : Siemens Low Voltage Power Circuit Breaker</i>							
Fused Disc Sw	5%			2043	* *	5	\$100	B
Molded Case Bkrs	10%			2043	* *	5	\$1,300	B
Raceway								
Conduit	35%			2043	* *	1		B
Conduit	65%			2023	\$346,800	1		B
Panelboards								
Fused Disc Sw	10%			2039	* *	5	\$1,200	B
Molded Case Bkrs	60%			2022	\$322,200	5	\$8,100	B
Molded Case Bkrs	30%			2039	* *	5	\$4,000	B
Wiring								
Braided Cloth	35%	2-4	\$211,200	2048	* *	1		B
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Old Sections</i>							
Thermoplastic	65%			2043	* *	1		B
Motor Controllers								
Locally Mounted	20%			2036	* *	5	\$700	B
Locally Mounted	30%			2028	* *	5	\$1,000	B
Locally Mounted	35%			2021	\$354,000	5	\$1,200	B
Motor Control Center	15%			2036	* *	5	\$2,100	B
Ground								
Grounding Devices								
Not Accessible	50%							D
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : Connected To Building Structure, Point Of Contact Not Visible</i>							
Generic	50%			LIFE	* *	5	\$7,500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Oil Pump And Water Main Room</i>							
	<i>Explanation : Connected To Main Water Pipe</i>							
Stand-by Power								
Transfer Switches								
Automatic	100%			2036	* *	1	\$156,300	B

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power									
	Generators								
	Diesel	100%			2032	* *	1	\$196,100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 400 Kw Caterpillar Genset							
Batteries									
	Nickel Cadmium	100%			2018	\$600	5	\$112,900	B
Fuel Storage									
	Day Tank	50%			2039	* *	5	\$47,000	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 300 Gallons Capacity							
	Main Tank	50%			2051	* *	5	\$7,500	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : 10,000 Gallons Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	70%			2023	\$2,083,900	10	\$325,200	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	20%			2028	* *	10	\$92,900	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : New Sections							
		Explanation : Compact Flourescent Lamps							
	Incandescent	10%			2028	* *	2	\$1,100	B
Egress Lighting									
	Emergency, Battery	20%			2023	\$41,600	10	\$24,500	B
	Exit, LED	50%			2051	* *	1		B
	Exit, Service	30%			2018	\$25,000	1		B
Exterior Lighting									
	HID	100%			2023	\$209,400	10	\$1,600	B
Alarm									
	Security System								
	No Component	70%							D
	Generic	30%			2028	* *	1	\$56,900	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Corridors							
		Explanation : CCTV Surveillance Camera System							
Fire/Smoke Detection									
	No Component	60%							D
	Generic	40%			2028	* *	1-3	\$125,100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : Bells, Manual Pull Stations, Strobe Lights And Smoke Detectors							

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	80%			2033	* *	1		B
Interruptible Gas/Dual Fuel	20%			2043	* *	1		B
Conversion Equipment								
Hot Water Boiler	20%			2036	* *	1	\$50,200	B
	Other Observation, Extent : Light, Area Affected : 20%							
	Location : Q1 Mechanical Room							
	Explanation : 2 Units							
Pres. Reducing Valve/LP Steam	80%			2026	* *	5	\$24,100	B
Distribution								
Hot Wtr Piping/Pump	20%			2031	* *	4	\$7,500	B
Steam Piping/Pump	80%			2033	* *	4	\$20,000	B
Terminal Devices								
Air Handler	70%			2023	\$2,159,600	1	\$219,500	B
Convactor/Radiator	10%			2028	* *	1	\$16,400	B
Fan Coil Unit/Heat	20%			2023	\$1,713,400	1	\$32,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	80%			2026	* *	1	\$438,900	B
	Other Observation, Extent : Light, Area Affected : 80%							
	Location : Main Building Refrigeration Room & Q1 Refrigeration Room							
	Explanation : Refrigerant #123							
Int Pkg Unit - Cooling	10%			2021	\$736,900	2	\$3,100	B
	R-22 Refrigerant, Extent : Light, Area Affected : 10%							
	Location : Various Locations							
Ext Pkg Unit - Cooling	10%			2023	\$264,100	2	\$3,100	B
	R-22 Refrigerant, Extent : Light, Area Affected : 10%							
	Location : Roof							
Distribution								
Chilled Wtr Pipe/Pump	80%			2033	* *	4	\$20,000	B
No Component	20%							D
Terminal Devices								
Air Handler/Cool/Ht	80%			2023	\$1,944,300	1	\$250,900	B
No Component	20%							D
Heat Rejection								
Remote Air Cond	20%			2023	\$683,600	2	\$70,600	B
Water Cool Tower	80%	Now	\$394,200	2021	\$1,313,900	2	\$326,200	B
	Corroded, Extent : Moderate, Area Affected : 50%							
	Location : Shell Badly Corroded							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$447,200	B

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Exhaust Fans								
	Interior	90%			2028	* *	2	\$14,100	B
	Roof	10%			2028	* *	2	\$1,600	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		B
	Water Heater								
	Gas Fired	100%	0-2	\$40,000	2018	\$133,200	2	\$6,100	B
	Other Observation, Extent : Severe, Area Affected : 30%								
	Location : 2 In Main Building, 1 In Q1 Building								
	Explanation : 1 Out Of 3 Is Obsolete Unit								
	HW Heat Exchanger								
	Low Temp	80%			2033	* *	4	\$40,200	B
	No Component	20%							D
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2023	\$10,200	4	\$2,000	B
	Sewage Ejector(s)								
	Electric	100%			2023	\$10,200	4	\$2,000	B
	Backflow Preventer								
	No Component	40%							D
	Generic	60%			2023	\$33,300	1	\$18,800	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : 19 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$255,800	B
	Sprinkler								
	No Component	80%							D
	Generic	20%			2033	* *	1-2	\$28,400	B
	Fire Pump								
	Generic	100%			2026	* *	1	\$94,800	B

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

Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

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** : COURTS
Date of Survey : 03-Dec-2008 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,4,5
Block : 10093 **Lot** : 1 **BIN** : 4826930

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$54,000	\$139,600
Interior Architecture		\$61,100	\$135,800
Electrical		\$131,300	
Mechanical			\$73,100
Total		\$246,500	\$348,500
Priority A		\$54,000	\$139,600
Priority B		\$192,500	\$134,300
Priority C			\$74,700
Total		\$246,500	\$348,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture			\$50,500	\$8,800
Interior Architecture	\$4,800		\$21,200	
Electrical	\$13,200	\$10,600	\$18,500	\$10,000
Mechanical	\$72,300	\$40,000	\$72,100	\$40,000
Elevators/Escalators	\$79,400	\$79,400	\$79,400	\$79,400
Total	\$169,700	\$129,900	\$241,800	\$138,100
Priority A			\$50,500	\$8,800
Priority B	\$164,900	\$129,900	\$170,000	\$129,300
Priority C	\$4,800		\$21,200	
Total	\$169,700	\$129,900	\$241,800	\$138,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS FAMILY COURT
Asset # : 13663

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

Exterior

Exterior Walls

Masonry: Brick	92%			LIFE	**	5	\$139,600	A
Metal Panel	3%			2046	**	5-10	\$31,300	A
Window Wall	5%			2046	**	5	\$28,500	A

Windows

Aluminum	97%			2042	**	5	\$17,500	A
Metal Louvers	3%			2033	**	10	\$3,400	A

Parapets

Masonry: Brick	50%			LIFE	**	5	\$5,400	A
Pre-Cast Concrete	5%			LIFE	**	5	\$3,400	A
Stucco Cement	45%			2033	**	5	\$12,500	A

Roof

IRMA/Protected Membrane	93%			2025	**	10	\$54,000	A
Skylight, Metal/Glass	7%			2046	**	10	\$13,600	A

Interior

Floors

Carpet	15%			2019	\$119,400	3	\$30,600	C
Cast in Place Concrete	5%			LIFE	**	5	\$14,900	C
Ceramic Tile	5%			2029	**	5	\$6,800	C
Terrazzo	10%			LIFE	**	5	\$10,600	C
Vinyl Tile	65%			2025	**	3	\$33,100	C

Interior Walls

Ceramic Tile	3%			2029	**	5	\$2,800	C
Concrete Masonry Unit	5%			LIFE	**	5	\$1,900	C
Glass: Single Pane	2%			LIFE	**	5	\$1,400	C
Gypsum Board	65%			LIFE	**	5	\$36,900	C
Masonry: Brick	12%			LIFE	**			C
Metal Panel	3%			LIFE	**			C
Wood	10%			LIFE	**	5	\$37,800	C

Ceilings

AcousTileSusp.Lay-In	90%			2037	**	5	\$122,300	B
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	5%			LIFE	**	5	\$8,500	B

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 Code

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2040	**	5	\$600	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 2000 Amps And One 1200 Amps Main Disconnect Switch

Transformers

Dry Type	100%			2033	**	5	\$500	B
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	* *	5	\$600	B
Raceway								
Conduit	100%			2040	* *	1		B
Panelboards								
Fused Disc Sw	10%			2036	* *	5	\$300	B
Molded Case Bkrs	90%			2036	* *	5	\$3,400	B
Wiring								
Thermoplastic	100%			2040	* *	1		B
Motor Controllers								
Locally Mounted	10%			2033	* *	5	\$100	B
Motor Control Center	90%			2033	* *	5	\$3,500	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,100	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2033	* *	1	\$44,200	B
Generators								
Diesel	100%			2029	* *	1	\$55,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : One 1375 Kva Cummins</i>								
Batteries								
Lead/Acid	100%			2014	\$600	5	\$5,300	B
Fuel Storage								
Day Tank	50%			2036	* *	5	\$13,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 275 Gals.</i>								
Main Tank	50%			2048	* *	5	\$2,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 5000 Gals.</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2025	* *	10	\$131,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T8 Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2025	* *	1		B
Exit, LED	50%			2048	* *	1		B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2048	* *	5	\$4,200	B

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2037	* *	1	\$71,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2042	* *	4	\$10,600	B
Terminal Devices								
Air Handler	60%			2028	* *	1	\$53,200	B
Convactor/Radiator	40%			2037	* *	1	\$18,500	B
Air Conditioning								
Energy Source								
Natural Gas	100%			2046	* *	1		B
Conversion Equipment								
Absorption Chiller/Direct Fire	100%			2028	* *	1	\$155,100	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2046	* *	4	\$10,600	B
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$13,700	2028	* *	1	\$79,800	B
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Penthouse, Agency Building Roof</i>								
<i>Explanation : Ahu Air Intake Sucking Exhaust Of Emergency Generator When It's Tested Monthly</i>								
Heat Rejection								
Air Condenser Unit	100%			2028	* *	2	\$99,800	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$79,900	B
Exhaust Fans								
Interior	98%			2028	* *	2	\$4,300	B
Roof	2%			2028	* *	2	\$100	B
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2046	* *	1		B
Galv Iron/Steel	70%			2037	* *	1		B
Water Heater								
Gas Fired	100%			2019		2	\$2,100	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2028	* *	4	\$1,300	B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Backflow Preventer								
	Generic	100%			2028	* *	1	\$8,800	B
Fixtures									
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (1) B-5, Ph (8) B-5 (3) B-4							
		Explanation : 12 Units							
Escalators									
	Under 20' Rise	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First To Second, Second To Third And Third To Fourth Floors							
		Explanation : 6 Units							

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

Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

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** : COURTS
Date of Survey : 05-Dec-2008 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5,6,7
Block : 9691 **Lot** : 1 **BIN** : 4207071

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,562,500	\$401,900
Interior Architecture		\$2,398,600
Electrical	\$624,900	\$624,200
Mechanical	\$531,600	\$504,900
Total	\$2,719,000	\$3,929,700
Priority A	\$1,562,500	\$401,900
Priority B	\$1,156,500	\$1,309,300
Priority C		\$2,218,400
Total	\$2,719,000	\$3,929,700

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture		\$17,200	\$27,500	
Interior Architecture	\$9,600	\$19,200	\$43,200	\$9,600
Electrical	\$24,200	\$65,300	\$31,400	\$17,800
Mechanical	\$125,300	\$70,700	\$126,800	\$70,700
Elevators/Escalators	\$69,100	\$69,100	\$69,100	\$69,100
Total	\$228,100	\$241,500	\$298,000	\$167,300
Priority A		\$17,200	\$27,500	
Priority B	\$218,500	\$224,300	\$227,300	\$157,700
Priority C	\$9,600		\$43,200	\$9,600
Total	\$228,100	\$241,500	\$298,000	\$167,300



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 Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Bronze/Brass	2%			LIFE	**			A	
Masonry: Granite	8%			LIFE	**	5	\$20,700	A	
Masonry: Limestone	85%	4+	\$730,100	LIFE	**	5	\$220,000	A	
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Throughout At Doors, Exterior Balcony, Spandrels								
Masonry: Limestone	5%	4+	\$119,200	LIFE	**	5	\$12,900	A	
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
	Location : West Facade								
Windows									
Aluminum	93%			2036	**	5	\$55,000	A	
Metal Louvers	2%			2029	**	10	\$7,400	A	
Steel	5%			2028	**	5	\$37,000	A	
Parapets									
Masonry: Limestone	95%	Now	\$713,300	LIFE	**	5	\$25,200	A	
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
	Location : Southeast Corner								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Metal Rail	5%			2025	**	5-10	\$19,000	A	
Roof									
Copper/Terne	60%			2048	**	10	\$168,900	A	
Modified Bitumen	30%			2028	**	10	\$33,800	A	
Modified Bitumen	5%			2025	**	10	\$5,600	A	
Skylight, Metal/Glass	5%			2030	**	10	\$18,800	A	
Interior									
Floors									
Carpet	15%			2019	\$337,700	3	\$86,500	C	
Cast in Place Concrete	5%			LIFE	**	5	\$42,000	C	
Ceramic Tile	5%			2023	\$421,800	5	\$19,200	C	
Marble Panels	5%			LIFE	**	5	\$14,400	C	
Terrazzo	20%			LIFE	**	5	\$60,100	C	
Vinyl Tile	20%			2020	\$726,000	3	\$38,400	C	
Vinyl Tile	30%			2025	**	3	\$43,200	C	
Interior Walls									
Gypsum Board	10%			LIFE	**	5	\$46,900	C	
Gypsum Board	10%			LIFE	**	5	\$46,900	C	
Marble Panels	15%			LIFE	**			C	
Plaster	15%			LIFE	**	5	\$35,100	C	
Plaster	25%			LIFE	**	5	\$58,600	C	
Wood	20%			LIFE	**	5	\$624,800	C	
Wood	5%			LIFE	**	5	\$156,200	C	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2033	* *	5	\$38,400	B
AcousTileSusp.Lay-In	10%			2025	* *	5	\$38,400	B
Gypsum Board	5%			LIFE	* *	5	\$24,000	B
Plaster	20%			LIFE	* *	5	\$48,100	B
Plaster	50%			LIFE	* *	5	\$120,100	B
Plaster	5%			LIFE	* *	5	\$12,000	B
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2040	* *	5	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4000 Amps Main Disconnect Switch</i>								
Fused Disc Sw	50%			2020	\$30,300	5	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 And One 1200 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2033	* *	5	\$900	B
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	* *	5	\$1,100	B
Raceway								
Conduit	50%			2020	\$133,400	1		B
Conduit	50%			2040	* *	1		B
Panelboards								
Fused Disc Sw	10%			2036	* *	5	\$600	B
Molded Case Bkrs	50%			2036	* *	5	\$3,400	B
Molded Case Bkrs	40%			2019	\$107,400	5	\$2,700	B
Wiring								
Thermoplastic	50%			2020	\$150,900	1		B
Thermoplastic	50%			2040	* *	1		B
Motor Controllers								
Locally Mounted	60%			2033	* *	5	\$1,000	B
Locally Mounted	20%			2018	\$101,200	5	\$300	B
Motor Control Center	20%			2018	\$101,200	5	\$1,400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$3,700	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2033	* *	1	\$77,800	B

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Generators								
Diesel	100%			2029	* *	1	\$97,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 800 Kw Caterpillar Genset</i>								
Batteries								
Lead/Acid	100%			2014	\$600	5	\$9,300	B
Fuel Storage								
Day Tank	50%			2036	* *	5	\$23,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 275 Gals</i>								
Main Tank	50%			2048	* *	5	\$3,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 2000 Gals</i>								
Lighting								
Interior Lighting								
Fluorescent	68%			2025	* *	10	\$160,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T8 Lamps</i>								
Fluorescent	5%			2015	\$75,500	10	\$11,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T12 Lamps</i>								
HID	2%			2025	* *	10	\$200	B
Incandescent	25%			2015	\$377,500	2	\$1,400	B
Egress Lighting								
Emergency, Service	30%			2015	\$12,700	1		B
Emergency, Battery	20%			2015	\$21,100	10	\$12,400	B
Exit, LED	50%			2048	* *	1		B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2048	* *	5	\$1,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Aluminum</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Steam Boiler	100%			2037	* *	1	\$254,700	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Sub Basement Boiler Room							
	Explanation : 2 Units							
Distribution								
Steam Piping/Pump	100%	Now	\$124,100	2030	* *	4	\$12,700	B
	Steam Traps Faulty, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Terminal Devices								
Air Handler	20%			2025	* *	1	\$31,800	B
Convactor/Radiator	80%			2025	* *	1	\$66,500	B
Air Conditioning								
Energy Source								
Campus Steam	50%			2040	* *	1		B
Electricity	50%			2036	* *	1		B
Conversion Equipment								
Absorption	30%			2033	* *	1	\$83,500	B
Chiller/Steam/HW								
Centrifugal, Elec Chiller	40%			2016	\$288,200	1	\$111,300	B
	Other Observation, Extent : Light, Area Affected : 40%							
	Location : Basement A/c Room							
	Explanation : Both Units Are Scheduled To Be Replaced							
Int Pkg Unit - Cooling	10%			2018	\$373,700	2	\$1,600	B
Window/Wall Unit	20%			2015	\$119,300	1		B
Distribution								
Chilled Wtr Pipe/Pump	100%			2030	* *	4	\$19,000	B
Terminal Devices								
Air Handler/Cool/Ht	60%			2025	* *	1	\$95,400	B
Fan Coil - Cool/Heat	40%			2025	* *	1	\$33,300	B
Heat Rejection								
Air Condenser Unit	100%			2028	* *	2	\$179,000	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$143,200	B
Exhaust Fans								
Interior	95%			2025	* *	2	\$7,500	B
Roof	5%			2020	\$11,500	2	\$400	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2025	* *	1		B
Water Heater								
Gas Fired	100%			2018	\$67,500	2	\$3,800	B
HW Heat Exchanger								
Low Temp	100%			2030	* *	4	\$38,200	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2020	\$10,200	4	\$1,300	B
Backflow Preventer								
Generic	100%			2028	* *	1	\$15,900	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : (5) Sub-b B-7 (5) 1-7</i> <i>Explanation : 10 Units. 3 Units Are Not In Service</i>								

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

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** : COURTS
Date of Survey : 08-Feb-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 159 **Lot** : 65 **BIN** : 5004530

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$150,900	
Electrical		\$115,300
Total	\$150,900	\$115,300
Priority A	\$150,900	
Priority B		\$115,300
Total	\$150,900	\$115,300

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$16,200			\$1,800
Interior Architecture	\$54,400		\$3,700	\$2,400
Electrical	\$700	\$600	\$3,600	\$600
Mechanical	\$1,900	\$3,700	\$9,500	\$4,000
Total	\$73,300	\$4,300	\$16,800	\$8,800
Priority A	\$16,200			\$1,800
Priority B	\$8,200	\$4,300	\$13,100	\$4,600
Priority C	\$48,800		\$3,700	\$2,400
Total	\$73,300	\$4,300	\$16,800	\$8,800



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior									
Exterior Walls									
	Masonry: Brick	80%	Now	\$108,700	LIFE	**	5	\$32,600	A
		Horizontal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Above Lintels, Basement Level							
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
		Staining/Discoloring, Extent : Light, Area Affected : 25%							
		Location : Throughout							
	Masonry: Limestone	15%	4+	\$42,300	LIFE	**	5	\$4,600	A
		Staining/Discoloring, Extent : Light, Area Affected : 15%							
		Location : Throughout							
	Wood	5%	4+	\$16,200	2026	**	5	\$5,100	A
		Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
		Location : Arround Windows							
Windows									
	Aluminum	100%			2037	**	5	\$3,700	A
Roof									
	Asphalt Shingle	100%			2030	**	10	\$4,100	A
Interior									
Floors									
	Carpet	25%			2022	\$42,800	3	\$11,000	C
	Panel/Paver: Cer/Brk	2%			2029	**	5	\$1,300	C
	Marble Panels	2%			LIFE	**	5	\$400	C
	Terrazzo	5%	2-4	\$900	LIFE	**	5	\$1,100	C
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Lobby							
	Vinyl Tile	66%			2026	**	3	\$9,600	C
Interior Walls									
	Masonry: Brick	5%	Now	\$22,300	LIFE	**			C
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
		Location : Boiler Room							
	Plaster	75%	Now	\$22,600	LIFE	**	5	\$7,500	C
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : 2nd Floor Womens Room							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Basement Corridor At Bottom Of Stair							
	Wood	20%			LIFE	**	5	\$26,500	C
Ceilings									
	Exposed Concrete	20%			LIFE	**	5	\$900	B
	Plaster	60%			LIFE	**	5	\$11,000	B
	Plaster	20%	4+	\$5,600	LIFE	**	5	\$3,700	B
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Courtrooms							

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2041	* *	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 600 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2041	* *	5	\$400	B
Raceway								
Conduit	95%			2031	* *	1		B
Conduit	5%			2041	* *	1		B
Panelboards								
Molded Case Bkrs	90%			2029	* *	5	\$400	B
Molded Case Bkrs	10%			2037	* *	5		B
Wiring								
Thermoplastic	80%			2031	* *	1		B
Thermoplastic	20%			2041	* *	1		B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	20%			2026	* *	10	\$2,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T8 Lamps</i>								
Fluorescent	70%			2021	\$60,600	10	\$9,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T8 Lamps</i>								
Fluorescent	5%			2021	\$4,300	10	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using Compact Fluorescent Lamps</i>								
Incandescent	5%			2021	\$4,300	2		B
Egress Lighting								
Emergency, Service	45%			2021	\$1,100	1		B
Emergency, Battery	5%			2021	\$300	10	\$200	B
Exit, Service	50%			2021	\$1,200	1		B
Exterior Lighting								
HID	100%			2021	\$6,100	10		B
Alarm								
Security System								
Generic	100%			2021	\$50,300	1	\$5,500	B

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2041	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2034	* *	1	\$14,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Steam Piping/Pump	100%			2031	* *	4	\$1,100	B
Terminal Devices								
Convactor/Radiator	100%			2026	* *	1	\$4,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	60%			2025	* *	2	\$500	B
Window/Wall Unit	20%			2016	\$6,800	1		B
No Component	20%							D
Heat Rejection								
Air Condenser Unit	60%			2029	* *	2	\$6,200	B
No Component	40%							D
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	\$4,900	B
No Component	40%							D
Exhaust Fans								
Interior	60%			2029	* *	2	\$300	B
No Component	40%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2021	\$10,200	4	\$1,300	B
Fixtures								
Generic	100%							B

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

Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

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** : COURTS
Date of Survey : 15-Jul-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 542 **Lot** : 9 **BIN** : 5014078

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$402,200	\$36,700
Interior Architecture	\$79,600	\$124,200
Electrical	\$72,400	\$75,300
Mechanical		\$385,800
Total	\$554,200	\$622,100
Priority A	\$402,200	\$36,700
Priority B	\$152,000	\$461,100
Priority C		\$124,200
Total	\$554,200	\$622,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$24,800			\$6,100
Interior Architecture	\$41,200	\$3,300	\$800	\$3,100
Electrical	\$300	\$500	\$500	\$12,100
Mechanical	\$2,900	\$2,300	\$2,900	\$41,800
Total	\$69,300	\$6,100	\$4,200	\$63,100
Priority A	\$24,800			\$6,100
Priority B	\$3,200	\$2,800	\$3,300	\$55,400
Priority C	\$41,200	\$3,300	\$800	\$1,600
Total	\$69,300	\$6,100	\$4,200	\$63,100



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 Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$244,500	LIFE	* *	5	\$36,700	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : 1st Floor Level @ South Facade, East Facade, West Facade							
	Misaligned/Bulging, Extent : Light, Area Affected : 10%							
	Location : 1st Floor Window Lintels At Southeast And West Sides							
Masonry: Limestone	10%	0-2	\$50,800	LIFE	* *	5	\$3,100	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Main Entrance							
	Staining/Discoloring, Extent : Light, Area Affected : 15%							
	Location : Main Entrance							
Windows								
Aluminum	100%	Now	\$17,600	2038	* *	5	\$1,800	A
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Parapets								
Masonry: Brick	90%	Now	\$59,900	LIFE	* *	5	\$1,800	A
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
	Location : Inside Face							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : North Facade, South Facade, East Facade, West Facade							
	Spalling, Extent : Moderate, Area Affected : 40%							
	Location : North Facade, South Facade, East Facade, West Facade							
	Worn/Eroded, Extent : Severe, Area Affected : 60%							
	Location : Inside Face							
Masonry: Limestone	10%	Now	\$7,200	LIFE	* *	5	\$300	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Roof								
Built-Up (BUR)	90%	Now	\$46,900	2027	* *			A
	Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%							
	Location : Main Entrance							
	Ponding, Extent : Moderate, Area Affected : 30%							
	Location : Main Entrance							
Copper/Terne	10%			2037	* *	10	\$6,100	A

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	10%			2018	\$17,100	3	\$4,400	C
Cast in Place Concrete	10%			LIFE	**	5	\$6,400	C
Mosaic Tile	5%			2035	**	5	\$3,700	C
Marble Panels	5%			LIFE	**	5	\$1,100	C
Terrazzo	25%			LIFE	**	5	\$5,700	C
Vinyl Tile	45%	0-2	\$6,200	2022	\$124,200	3	\$4,900	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	10%	0-2	\$4,300	LIFE	**			C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2031	**	5	\$1,700	C
Masonry: Brick	5%	4+	\$11,100	LIFE	**			C
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
Marble Panels	5%			LIFE	**			C
Plaster	65%	0-2	\$19,600	LIFE	**	5	\$6,500	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	10%			LIFE	**	5	\$13,300	C
Ceilings								
AcousTileSusp.Lay-In	10%			2027	**	5	\$2,900	B
Exposed Concrete	10%			LIFE	**	5	\$500	B
Plaster	80%	Now	\$79,600	LIFE	**	5	\$14,600	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 105 And Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 105 And Main Entrance Lobby</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2022	\$3,000	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 600 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2022	\$44,300	5	\$500	B
Raceway								
Conduit	50%			2032	**	1		B
Conduit	50%			2022	\$12,000	1		B

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Estimates are rounded to the nearest hundred dollars.*

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2021	\$1,100	5		B
Molded Case Bkrs	45%			2030	* *	5	\$200	B
Molded Case Bkrs	50%			2021	\$11,200	5	\$200	B
Wiring								
Thermoplastic	100%			2032	* *	1		B
Motor Controllers								
Locally Mounted	100%			2020	\$15,400	5	\$100	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	70%			2017	\$72,400	10	\$11,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	20%			2022	\$20,700	10	\$3,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2022	\$10,300	10	\$1,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Cfl Compact Fluorescent Light Fixtures</i>								
Egress Lighting								
Emergency, Battery	25%			2022	\$1,800	10	\$1,100	B
Exit, LED	75%			2057	* *	1		B
Exterior Lighting								
HID	100%			2022	\$7,300	10	\$100	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2022	\$30,100	1	\$3,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2032	* *	1		B

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Steam Boiler	100%			2042	* *	1	\$17,400	B
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Steam Piping/Pump	100%			2022	\$138,800	4	\$1,300	B
Terminal Devices								
Convactor/Radiator	100%			2020	\$187,700	1	\$5,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	30%			2030	* *	2	\$300	B
			<i>R-134a Refrigerant, Extent : Light, Area Affected : 30%</i>					
			<i>Location : 3 Units, Court Rooms</i>					
Window/Wall Unit	70%			2017	\$28,600	1		B
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	\$2,900	B
No Component	70%							D
Exhaust Fans								
Roof	30%			2022	\$4,700	2	\$200	B
No Component	70%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2022	\$59,400	1		B
Water Heater								
Gas Fired	100%			2022	\$4,600	2	\$300	B
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2017	\$10,200	4	\$1,300	B
Fixtures								
Generic	100%							B

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

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

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

Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

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** : COURTS
Date of Survey : 09-Oct-2008 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 9 **Lot** : 22 **BIN** : 5000090

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$403,400
Interior Architecture		\$179,200
Electrical	\$11,200	\$42,100
Total	\$11,200	\$624,700
Priority A		\$403,400
Priority B	\$11,200	\$42,100
Priority C		\$179,200
Total	\$11,200	\$624,700

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$9,500	\$24,300		
Interior Architecture	\$2,200	\$2,600	\$10,000	\$2,200
Electrical	\$2,500	\$5,700		
Mechanical	\$9,000	\$2,400	\$2,000	\$2,400
Total	\$23,200	\$35,100	\$12,000	\$4,600
Priority A	\$9,500	\$24,300		
Priority B	\$11,500	\$9,600	\$2,000	\$2,400
Priority C	\$2,200	\$1,100	\$10,000	\$2,200
Total	\$23,200	\$35,100	\$12,000	\$4,600



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	100%			LIFE	* *	5	\$318,800	A
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
Windows								
Aluminum	100%	0-2	\$9,500	2028	* *	5	\$1,800	A
			<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
Parapets								
Cast Stone/Terra Cotta	70%			LIFE	* *	5	\$10,900	A
			<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Masonry: Brick	30%			LIFE	* *	5	\$600	A
			<i>Repairs in Progress, Extent : Moderate, Area Affected : 60%</i>					
			<i>Location : Throughout</i>					
Roof								
Built-Up (BUR)	60%			2020	\$84,600	10	\$14,600	A
Copper/Terne	40%			2035	* *	10	\$24,300	A
Interior								
Floors								
Carpet	5%			2016	\$9,300	3	\$2,200	C
Cast in Place Concrete	10%			LIFE	* *	5	\$6,400	C
Quarry Tile	5%			2025	* *	5	\$2,200	C
Terrazzo	20%			LIFE	* *	5	\$4,600	C
Vinyl Tile	60%			2020	\$179,200	3	\$8,800	C
Interior Walls								
Concrete Masonry Unit	15%			LIFE	* *	5	\$2,000	C
Masonry: Brick	15%			LIFE	* *			C
Plaster	60%			LIFE	* *	5	\$6,000	C
Wood	10%			LIFE	* *	5	\$13,300	C
Ceilings								
AcousTileSusp.Lay-In	10%			2025	* *	5	\$2,900	B
Exposed Concrete	10%			LIFE	* *	5	\$500	B
Plaster	80%			LIFE	* *	5	\$14,600	B

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 Code

Under 600 Volts

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2020	\$1,700	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 350 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2020	\$31,900	5	\$200	B
Raceway								
Conduit	90%			2020	\$9,200	1		B
Conduit	10%			2040	* *	1		B
Panelboards								
Molded Case Bkrs	95%			2019	\$23,000	5	\$200	B
Molded Case Bkrs	5%			2036	* *	5		B
Wiring								
Braided Cloth	25%	2-4	\$2,400	2045	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Thermoplastic	70%			2030	* *	1		B
Thermoplastic	5%			2040	* *	1		B
Motor Controllers								
Locally Mounted	100%			2018	\$11,100	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	B
Lighting								
Interior Lighting								
Fluorescent	75%			2020	\$42,100	10	\$6,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T8 Lamps</i>								
Fluorescent	20%			2015	\$11,200	10	\$1,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Using T12 Lamps</i>								
HID	3%			2015	\$1,200	10		B
Incandescent	2%			2015	\$1,100	2		B
Egress Lighting								
Emergency, Service	50%			2015	\$800	1		B
Exit, Service	50%			2015	\$800	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2040	* *	1		B

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Steam Boiler	100%			2033	* *	1	\$8,800	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Boiler</i>								
Distribution								
Steam Piping/Pump	100%			2040	* *	4	\$400	B
Terminal Devices								
Convactor/Radiator	100%			2033	* *	1	\$2,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	20%			2025	* *	2	\$100	B
Window/Wall Unit	10%			2018	\$2,200	1		B
No Component	70%							D
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2	\$2,300	B
No Component	80%							D
Heat Rejection								
Remote Air Cond	100%			2025	* *	2	\$6,200	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2033	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2030	* *	4	\$1,300	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Submersible	100%			2014	\$6,700	4	\$2,000	B
Fixtures								
Generic	100%							B

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

Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : STATEN ISLAND SUPREME COURT
Address : 18 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : 312-502
Program / Asset # : DGS0032.000 / 2042 **Yr Built/Renovated** : 1919 /
Area Sq Ft : 63,200 **Project Type** : COURTS
Date of Survey : 11-Dec-2008 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 7 **Lot** : 12 **BIN** : 5000064

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$145,200	\$79,300
Interior Architecture	\$212,700	\$95,500
Electrical	\$112,700	\$557,300
Mechanical		\$118,800
Total	\$470,600	\$850,900
Priority A	\$145,200	\$79,300
Priority B	\$112,700	\$723,300
Priority C	\$212,700	\$48,300
Total	\$470,600	\$850,900

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture			\$6,000	
Interior Architecture	\$55,500	\$2,400	\$9,500	\$4,100
Electrical	\$43,900	\$41,600		
Mechanical	\$3,100	\$14,100	\$6,100	\$2,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$110,300	\$66,000	\$29,400	\$14,400
Priority A			\$6,000	
Priority B	\$82,200	\$66,000	\$14,000	\$10,300
Priority C	\$28,100		\$9,500	\$4,100
Total	\$110,300	\$66,000	\$29,400	\$14,400



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Limestone	100%			LIFE	* *	5	\$79,300	A
Windows								
Aluminum	100%			2036	* *	5	\$12,000	A
Parapets								
Masonry: Limestone	100%			LIFE	* *	5	\$8,100	A
Roof								
Metal Panel	85%			2025	* *	10	\$75,400	A
Modified Bitumen	5%			2020	\$18,700	10	\$2,400	A
Skylight, Metal/Glass	10%	Now	\$69,800	2040	* *			A
Water Penetration, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Interior								
Floors								
Carpet	20%			2019	\$119,800	3	\$28,400	C
Cast in Place Concrete	5%			LIFE	* *	5	\$10,300	C
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Access Tunnel								
Ceramic Tile	5%			2029	* *	5	\$4,700	C
Marble Panels	15%	Now	\$91,300	LIFE	* *	5	\$10,600	C
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : Throughout								
Terrazzo	20%	Now	\$121,400	LIFE	* *	5	\$14,800	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Vinyl Tile	30%	Now	\$14,500	2025	* *	3	\$10,600	C
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vinyl Tile	5%			2020	\$48,300	3	\$2,400	C
Interior Walls								
Cast in Place Concrete	5%	4+	\$10,700	LIFE	* *			C
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Basement								
Cast Stone/Terra Cotta	10%			LIFE	* *			C
Masonry: Brick	5%			LIFE	* *			C
Plaster	10%			LIFE	* *	5	\$1,800	C
Plaster	60%			LIFE	* *	5	\$11,000	C
Wood	10%			LIFE	* *	5	\$24,400	C

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

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

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

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

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

Interior

Ceilings

AcousTileConcealSpLn	10%	Now	\$7,800	2025	* *	5	\$5,900	B
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Broken/Missing Elements, Extent : Moderate, Area Affected : 25%

Location : Basement

AcousTileSusp.Lay-In	5%			2025	* *	5	\$4,700	B
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Exposed Concrete	5%	Now	\$19,500	LIFE	* *	5	\$700	B
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Basement Storage Room

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

Location : Basement Storage Room

Plaster	15%			LIFE	* *	5	\$8,900	B
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Plaster	65%			LIFE	* *	5	\$38,400	B
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%	2-4	\$17,100	2050	* *	5	\$700	B
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : First Floor

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

Location : First Floor Room 106

Explanation : One 2000 Amps Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%	2-4	\$79,900	2050	* *	5	\$700	B
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : First Floor Room 106

Raceway

Conduit	100%			2020		1		B
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Panelboards

Molded Case Bkrs	100%			2019		5	\$1,400	B
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Wiring

Braided Cloth	30%	2-4	\$25,100	2045	* *	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	70%			2020		1		B
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Motor Controllers

Locally Mounted	100%			2018		5	\$300	B
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Ground

Grounding Devices

Generic	100%	Now	\$1,000	LIFE	* *	5	\$800	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Water Main

Explanation : Corroded

Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND SUPREME COURT
Asset # : 2042

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	85%			2020	\$279,500	10	\$40,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T8 Lamps</i>								
Fluorescent	10%			2015	\$32,900	10	\$4,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T12 Lamps</i>								
HID	2%			2015	\$4,600	10		B
Incandescent	3%			2015	\$9,900	2		B
Egress Lighting								
Emergency, Battery	50%			2015	\$11,500	10	\$6,200	B
Exit, Service	50%			2015	\$4,600	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2040	* *	1		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided From Adjacent Borough Hall Building</i>								
Conversion Equipment								
HTHW/HW Exchanger	100%			2029	* *	2	\$3,200	B
Distribution								
Steam Piping/Pump	100%			2030	* *	4	\$3,800	B
Terminal Devices								
Convactor/Radiator	90%			2025	* *	1	\$15,100	B
Unit Heater-Stm/HW	10%			2020	\$40,800	4	\$500	B
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	40%			2025	* *	2	\$1,300	B
Window/Wall Unit	60%			2018	\$78,000	1		B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$28,800	B
Exhaust Fans								
Interior	50%			2020	\$34,900	2	\$800	B
Roof	50%			2020	\$25,100	2	\$800	B
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.*

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2046	* *	1		B
Galv Iron/Steel	90%			2025	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2015	\$11,100	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C

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

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

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

Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : SUPREME COURT - LONG ISLAND CITY
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** : COURTS
Date of Survey : 10-Oct-2008 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,ATT
Block : 83 **Lot** : 1 **BIN** : 4000698

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$254,100
Interior Architecture		\$797,500
Electrical	\$41,800	\$633,600
Mechanical		\$694,100
Total	\$41,800	\$2,379,300
Priority A		\$254,100
Priority B	\$41,800	\$1,327,700
Priority C		\$797,500
Total	\$41,800	\$2,379,300

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture		\$30,100	\$20,500	
Interior Architecture	\$11,100	\$30,500	\$7,800	\$12,400
Electrical	\$700	\$15,500	\$100	
Mechanical	\$41,600	\$13,800	\$27,300	\$13,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$61,300	\$97,900	\$63,500	\$34,100
Priority A		\$30,100	\$20,500	
Priority B	\$57,300	\$51,500	\$35,300	\$30,200
Priority C	\$3,900	\$16,300	\$7,800	\$3,900
Total	\$61,300	\$97,900	\$63,500	\$34,100



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Copper/Terne	5%			2055	**	10	\$11,100	A
Copper/Terne	5%			2040	**	10	\$11,100	A
Recent Repair Evident, Extent : Light, Area Affected : 15%								
Location : Rotunda								
Masonry: Brick	70%			LIFE	**	5	\$66,500	A
Recent Repair Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Granite	5%			LIFE	**	5	\$3,600	A
Masonry: Limestone	15%			LIFE	**	5	\$10,700	A
Windows								
Wood	100%			2028	**	5	\$187,700	A
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$14,900	A
Recent Repair Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	10%			LIFE	**	5	\$2,100	A
Recent Repair Evident, Extent : Light, Area Affected : 10%								
Location : Coping								
Roof								
Clay Tile	25%			2040	**	10	\$15,400	A
Recent Repair Evident, Extent : Light, Area Affected : 25%								
Location : Mansard Roof								
Copper/Terne	5%			2035	**	10	\$7,700	A
Metal Panel	10%			2025	**	10	\$11,300	A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Cupola								
Explanation : Painted Surface								
Modified Bitumen	50%			2028	**	10	\$30,700	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Over First Story Wings And Section Over Fourth Floor								
Skylight, Metal/Glass	10%			2046	**	10	\$20,500	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Over Main Court Room								

Interior

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SUPREME COURT - LONG ISLAND CITY
Asset # : 2793

Architecture		Current Repair			Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	15%			2019	\$78,700	3	\$18,600	C
Carpet	5%			2021	\$26,200	3	\$6,200	C
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Main Court								
Cast in Place Concrete	5%			LIFE	**	5	\$9,100	C
Mosaic Tile	10%			2025	**	5	\$20,700	C
Terrazzo	7%			LIFE	**	5	\$4,500	C
Vinyl Tile	38%			2020	\$321,300	3	\$15,700	C
Vinyl Tile	15%			2028	**	3	\$4,700	C
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : First Floor Court Wing								
Wood	5%			2055	**	5	\$7,800	C
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Main Court								
Interior Walls								
Ceramic Tile	3%			2023	\$256,700	5	\$8,100	C
Gypsum Board	25%			LIFE	**	5	\$40,600	C
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Main Court Room, First Floor Court Room								
Plaster	60%			LIFE	**	5	\$48,800	C
Wood	12%			LIFE	**	5	\$130,100	C
Ceilings								
AcousTileConcealSpLn	15%			2025	**	5	\$15,800	B
AcousTileSusp.Lay-In	15%			2025	**	5	\$12,700	B
AcousTileSusp.Lay-In	20%			2037	**	5	\$16,900	B
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : First Floor Court Room								
Embossed Metal	5%	Now	\$7,200	LIFE	**	5	\$1,900	B
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Glass: Susp Panels	5%			LIFE	**			B
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Main Court Room								
Plaster	40%			LIFE	**	5	\$21,100	B

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 Code	

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2020	\$17,100	5	\$200	B	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Protector Rated @ 1600 Amperes.								
Switchgear / Switchboard									
Fused Disc Sw	100%			2020	\$79,900	5	\$200	B	
Raceway									
Conduit	90%			2020	\$65,900	1		B	
Conduit	10%			2040	* *	1		B	
Panelboards									
Molded Case Bkrs	10%			2036	* *	5	\$100	B	
Molded Case Bkrs	90%			2019	\$49,000	5	\$1,300	B	
Wiring									
Braided Cloth	50%	2-4	\$41,800	2045	* *	1		B	
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Thermoplastic	40%			2020	\$33,400	1		B	
Thermoplastic	10%			2040	* *	1		B	
Motor Controllers									
Locally Mounted	100%			2018	\$51,300	5	\$400	B	
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$800	B	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : Connected To Main Water Pipe								
Lighting									
Interior Lighting									
Fluorescent	10%			2025	* *	10	\$5,100	B	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Court Reporter Offices								
	Explanation : T-8 Lamp And Cfl								
Fluorescent	88%			2020	\$309,500	10	\$44,600	B	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-12 Lamps								
HID	1%			2020	\$2,500	10		B	
Incandescent	1%			2015	\$3,500	2		B	
Egress Lighting									
Emergency, Battery	50%			2025	* *	10	\$6,700	B	
Exit, Service	50%			2025	* *	1		B	

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2040	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2033	* *	1	\$54,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%			2040	* *	4	\$2,700	B
Terminal Devices								
Air Handler	60%			2020	\$218,700	1	\$20,600	B
Convactor/Radiator	40%			2033	* *	1	\$7,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	10%			2021	\$87,000	2	\$300	B
Reciprocating	50%			2020	\$114,700	1	\$12,800	B
Compr/Chiller								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mech Room</i>								
<i>Explanation : Rotary Screw Compressors</i>								
Ext Pkg Unit - Cooling	20%			2025	* *	2	\$700	B
No Component	20%							D
Distribution								
Chilled Wtr Pipe/Pump	50%			2040	* *	4	\$1,400	B
No Component	50%							D
Terminal Devices								
Air Handler/Cool/Ht	100%			2020	\$229,700	1	\$34,200	B
Heat Rejection								
Evap Condenser	100%			2020	\$44,000	2	\$38,500	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$30,800	B
Exhaust Fans								
Interior	100%			2025	* *	2	\$1,700	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2033	* *	1		B
Water Heater								
Electric	100%	Now	\$10,500	2020	\$10,500	4	\$300	B
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
HW Heat Exchanger								
Low Temp	100%			2030	* *	4	\$8,200	B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Submersible	100%			2014	\$6,700	4	\$2,000	B
	Backflow Preventer								
	Generic	100%			2020	\$6,600	1	\$3,400	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B-4								
	Explanation : 2 Units								

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : SURROGATE'S COURT MUNICIPAL ARCHIVES
Address : 31 CHAMBERS STREET
Borough : MANHATTAN **Agency's Number** : 312-105
Program / Asset # : DGS0007.000 / 2052 **Yr Built/Renovated** : 1899 / 2008
Area Sq Ft : 202,210 **Project Type** : COURTS
Date of Survey : 02-Feb-2010 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,7,8
Block : 153 **Lot** : 24 **BIN** : 1001670

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$2,593,900	\$271,900
Interior Architecture	\$1,004,300	\$516,200
Electrical	\$81,600	\$2,922,900
Mechanical	\$1,380,800	\$748,900
Total	\$5,060,600	\$4,459,900
Priority A	\$2,593,900	\$271,900
Priority B	\$1,696,800	\$3,883,800
Priority C	\$770,000	\$304,200
Total	\$5,060,600	\$4,459,900

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture			\$24,300	
Interior Architecture	\$4,600	\$6,200	\$10,600	\$4,600
Electrical	\$20,200	\$16,000	\$41,800	\$19,200
Mechanical	\$42,200	\$45,200	\$86,400	\$29,800
Elevators/Escalators	\$31,600	\$31,600	\$31,600	\$31,600
Total	\$98,700	\$98,900	\$194,700	\$85,200
Priority A			\$24,300	
Priority B	\$94,000	\$92,800	\$170,400	\$80,600
Priority C	\$4,600	\$6,200		\$4,600
Total	\$98,700	\$98,900	\$194,700	\$85,200



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

Asset # : 2052

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Under Construction	100%							D	
Windows									
Wood	100%	2-4	\$2,449,300	2046	* *	5	\$271,900	A	
Air Infiltration, Extent : Severe, Area Affected : 100%									
Location : Throughout.									
Broken/Missing Elements, Extent : Light, Area Affected : 25%									
Location : Various Locations									
Deteriorated Finish, Extent : Severe, Area Affected : 100%									
Location : Throughout.									
Thermally Inefficient, Extent : Severe, Area Affected : 100%									
Location : Throughout.									
Caulking Deteriorated, Extent : Severe, Area Affected : 100%									
Location : Throughout.									
Parapets									
Copper/Terne	15%			2041	* *	5	\$8,900	A	
Masonry: Granite	60%			LIFE	* *	5	\$9,300	A	
Metal Panel	25%			2041	* *	5	\$11,900	A	
Roof									
Copper/Terne	3%			2036	* *	10	\$2,800	A	
Modified Bitumen	30%			2026	* *	10	\$11,100	A	
Skylight, Metal/Glass	27%	Now	\$144,500	2031	* *			A	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%									
Location : Rotunda Over Lobby									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%									
Location : Rotunda Over Lobby									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Rotunda Over Lobby									
Under Construction	40%							D	
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	* *	5	\$54,200	C	
Ceramic Tile	5%			2030	* *	5	\$12,400	C	
Mosaic Tile	40%	2-4	\$290,400	2034	* *	5	\$123,800	C	
Horizontal Cracks, Extent : Light, Area Affected : 100%									
Location : 8th Floor Lobby.									
Marble Panels	15%	2-4	\$149,500	LIFE	* *	5	\$27,900	C	
Horizontal Cracks, Extent : Light, Area Affected : 100%									
Location : Stair Treads; Various Locations.									
Terrazzo	15%	2-4	\$59,600	LIFE	* *	5	\$29,000	C	
Horizontal Cracks, Extent : Light, Area Affected : 5%									
Location : 5th Floor Hallway.									
Vinyl Tile	15%			2029	* *	3	\$18,600	C	

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

Asset # : 2052

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
Interior Walls									
	Masonry: Brick	10%			LIFE	**			C
	Marble Panels	20%	Now	\$270,500	LIFE	**			C
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Around Perimeter Radiators									
Staining/Discoloring, Extent : Moderate, Area Affected : 100%									
Location : Walls Surrounding Main Vaulted Space At The 1st Level.									
	Plaster	10%			LIFE	**	5	\$18,000	C
	Plaster	60%			LIFE	**	5	\$108,200	C
Ceilings									
	AcousTile,Adhered	5%			2026	**	5	\$21,200	B
	Glass: Susp Panels	10%			LIFE	**			B
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Lobby Rotunda									
	Mosaic Tile	5%			LIFE	**	1		B
	Plaster	20%			LIFE	**	5	\$53,000	B
Water Penetration, Extent : Light, Area Affected : 2%									
Location : 5th Floor Court Room Ceiling.									
	Plaster	60%	Now	\$234,300	LIFE	**	5	\$159,000	B
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : Basement Ceiling.									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2021	\$65,500	5	\$700	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement (microfilm Space)									
Explanation : 2000 Amp.									
Switchgear / Switchboard									
	Fused Disc Sw	60%			2041	* *	5	\$400	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : First Fl Microfish Room									
Explanation : 2000 Amp									
	Molded Case Bkrs	40%			2021	\$89,400	5	\$1,800	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : First Fl									
Explanation : 1600 Amp. Main Molded Case Circuit In The Switchboard.									
Raceway									
	Conduit	60%			2041	* *	1		B
	Conduit	40%			2021	\$115,400	1		B

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

Asset # : 2052

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Panelboards								
Fused Disc Sw	15%			2029	* *	5	\$600	B
Molded Case Bkrs	10%			2020	\$29,000	5	\$400	B
Molded Case Bkrs	60%			2029	* *	5	\$2,600	B
Molded Case Bkrs	15%			2037	* *	5	\$700	B
Wiring								
Braided Cloth	25%	2-4	\$81,600	2046	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Thermoplastic	60%			2031	* *	1		B
Thermoplastic	15%			2041	* *	1		B
Motor Controllers								
Locally Mounted	60%			2026	* *	5	\$700	B
Motor Control Center	40%			2026	* *	5	\$1,800	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,400	B
Lighting								
Interior Lighting								
Fluorescent	65%			2021	\$683,800	10	\$98,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Lamp T-12</i>								
Incandescent	35%			2021	\$1,841,100	2	\$1,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Court Rooms, Corridors And Lobby</i>								
<i>Explanation : Ornate Chandeliers In Courtrooms And Pendant Fixtures In Corridors</i>								
Egress Lighting								
Emergency, Service	80%			2016	\$23,500	1		B
Exit, Service	10%			2026	* *	1		B
Exit, Battery	10%			2021	\$14,700	10	\$1,100	B
Exterior Lighting								
Incandescent	100%			2026	* *	2	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : 8 (pole Mounting Type)</i>								
Alarm								
Security System								
Generic	100%			2026	* *	1	\$61,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Entrance And Lobby.</i>								
<i>Explanation : Fixed Cameras</i>								
Fire/Smoke Detection								
Generic	100%			2026	* *	1-3	\$105,200	B

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

Asset # : 2052

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Energy Source									
Utility Steam	90%			2041	* *	1		B	
HTHW/HW	10%			2031	* *	1		B	
Other Observation, Extent : Light, Area Affected : 100%									
Location : B, 2 Only									
Explanation : Hot Water Supplied From Nearby Building On Centre St / Serves B And 2 Only									
Conversion Equipment									
Heat Exchanger	10%			2017	\$4,300	1	\$8,200	B	
Other Observation, Extent : Light, Area Affected : 100%									
Location : B, 2									
Explanation : Heat Exchanger Serves Only The Ahus Serving B And 2									
Pres. Reducing Valve/LP Steam	90%			2030	* *	5	\$8,900	B	
Distribution									
Hot Wtr Piping/Pump	10%	Now	\$5,100	2029	* *	4	\$800	B	
Leak Evident, Extent : Moderate, Area Affected : 20%									
Location : Sub-basement									
Steam Piping/Pump	90%			2031	* *	4	\$11,000	B	
Terminal Devices									
Air Handler	25%			2016	\$272,600	1	\$25,600	B	
Convactor/Radiator	75%			2026	* *	1	\$40,200	B	
Air Conditioning									
Energy Source									
District C.W.	10%			2031	* *	1		B	
Other Observation, Extent : Light, Area Affected : 100%									
Location : From Centre St Building									
Explanation : Serves 2nd Floor Air Handling Unit Only									
Electricity	90%			2037	* *	1		B	
Conversion Equipment									
Reciprocating Compr/Chiller	40%			2021	\$274,500	1	\$30,700	B	
R-22 Refrigerant, Extent : Light, Area Affected : 100%									
Location : Sub-basement									
Window/Wall Unit	60%			2014	\$249,400	1		B	
Distribution									
Chilled Wtr Pipe/Pump	100%			2031	* *	4	\$12,300	B	
Terminal Devices									
Air Handler/Cool/Ht	100%			2016	\$858,900	1	\$102,500	B	
Heat Rejection									
Water Cool Tower	40%			2022	\$232,200	2	\$66,600	B	
No Component	60%							D	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$92,300	B	

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

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

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

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

Asset # : 2052

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Exhaust Fans								
	Interior	90%			2021	\$201,200	2	\$4,600	B
	Roof	10%			2021	\$16,100	2	\$500	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	* *	1		B
		No Water Meter, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
	HW Heat Exchanger								
	Low Temp	100%			2031	* *	4	\$24,600	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2016	\$11,100	4	\$1,300	B
	Sewage Ejector(s)								
	Electric	100%			2021	\$11,100	4	\$1,300	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : Duplex							
	Fixtures								
	Generic	100%							B
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Vertical Transport									
	Elevators								
	Geared Traction	80%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (1) S - 8, (3) B - 8							
		Explanation : 4 Units							
	Hydraulic	20%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Street To 1							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2031	* *	1-5	\$83,600	B

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

Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : 100 GOLD STREET OFFICE BUILDING
Address : 100 GOLD STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGS0044.000 / 13453 **Yr Built/Renovated** : 1969 /
Area Sq Ft : 731,670 **Project Type** : PUBLIC BUILDINGS
Date of Survey : 04-Feb-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,ph
Block : 94 **Lot** : 25 **BIN** : 1001289

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,656,000	\$2,323,400
Interior Architecture	\$779,500	\$1,227,500
Electrical	\$566,300	\$9,641,000
Mechanical	\$695,600	\$3,974,000
Total	\$3,697,400	\$17,166,000
Priority A	\$1,656,000	\$2,323,400
Priority B	\$1,619,400	\$14,028,500
Priority C	\$422,000	\$814,200
Total	\$3,697,400	\$17,166,000

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$15,700			
Interior Architecture	\$195,500	\$31,200		\$201,100
Electrical	\$136,000	\$124,400	\$106,200	\$98,500
Mechanical	\$205,500	\$349,100	\$317,500	\$326,200
Elevators/Escalators	\$88,800	\$88,800	\$88,800	\$88,800
Total	\$641,500	\$593,600	\$512,500	\$714,600
Priority A	\$15,700			
Priority B	\$430,300	\$562,400	\$512,500	\$513,500
Priority C	\$195,500	\$31,200		\$201,100
Total	\$641,500	\$593,600	\$512,500	\$714,600



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	30%			LIFE	**	5	\$751,900	A
Concrete Masonry Unit	5%			LIFE	**	5	\$15,700	A
Metal Coiling Doors	2%			2034	**	5	\$31,300	A
Pre-Cast Concrete	5%			LIFE	**	5	\$81,500	A
Window Wall	58%	0-2	\$792,300	2041	**	5	\$545,200	A
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : North Facade								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : North Facade								
Windows								
Glass Block	2%			LIFE	**	5	\$2,800	A
Metal Louvers	10%			2030	**	10	\$140,000	A
No Component	88%							D
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Fixed Glass Facade - No Operable Windows								
Parapets								
Cast in Place Concrete	65%			LIFE	**	5	\$289,800	A
Concrete Masonry Unit	10%			LIFE	**	5	\$4,900	A
Metal Rail	25%			2026	**	5-10	\$195,100	A
Roof								
Cast in Place Concrete	25%			LIFE	**			A
IRMA/Protected Membrane	25%	Now	\$43,800	2021	\$438,400			A
Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
Location : Area At Cooling Tower, Over 9th Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over 9th Floor, Near Room 9-p15								
IRMA/Protected Membrane	50%	Now	\$701,400	2031	**			A
Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%								
Location : Over 10th Floor								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Over 10th Floor								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Over 10th Floor								

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	35%			2020	\$1,832,000	3	\$625,700	C
Cast in Place Concrete	10%			LIFE	**	5	\$195,500	C
Ceramic Tile	5%			2030	**	5	\$44,700	C
Terrazzo	10%			LIFE	**	5	\$69,800	C
Vinyl Tile	5%	Now	\$422,000	2031	**	3	\$16,800	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Corridor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Corridor</i>								
Vinyl Tile	35%			2026	**	3	\$156,400	C
Interior Walls								
Ceramic Tile	2%			2030	**	5	\$17,700	C
Concrete Masonry Unit	20%			LIFE	**	5	\$70,800	C
Gypsum Board	70%			LIFE	**	5	\$371,800	C
Travertine Panels	5%			LIFE	**			C
Wood	3%			LIFE	**	5	\$106,200	C
Ceilings								
AcousTileSusp.Lay-In	50%			2034	**	5	\$446,900	B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : 9th Floor, Near Room 9-p15</i>								
AcousTileSusp.Lay-In	30%			2034	**	5	\$268,100	B
Exposed Concrete	15%			LIFE	**	5	\$20,900	B
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Penthouse On 10th Floor</i>								
Gypsum Board	5%			LIFE	**	5	\$55,900	B
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 Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$2,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3 Electrical Services, Each Rated @ 5000 Amps</i>								
Transformers								
Dry Type	100%			2026	**	5	\$2,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 150kva, 75kva, 15kva</i>								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	5%			2041	* *	5	\$200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : Power Circuit Breakers							
Fused Disc Sw	90%			2031	* *	5	\$2,400	B
Molded Case Bkrs	5%			2031	* *	5	\$800	B
Raceway								
Conduit	90%			2031	* *	1		B
Conduit	10%			2041	* *	1		B
Panelboards								
Fused Disc Sw	10%			2029	* *	5	\$1,400	B
Fused Disc Sw	10%			2020	\$53,700	5	\$1,400	B
Molded Case Bkrs	30%			2029	* *	5	\$4,800	B
Molded Case Bkrs	40%			2020	\$214,800	5	\$6,400	B
Molded Case Bkrs	10%			2037	* *	5	\$1,600	B
Wiring								
Thermoplastic	90%			2031	* *	1		B
Thermoplastic	10%			2041	* *	1		B
Motor Controllers								
Locally Mounted	5%			2034	* *	5	\$200	B
Locally Mounted	5%			2019	\$50,600	5	\$200	B
Motor Control Center	15%			2019	\$151,700	5	\$2,500	B
Motor Control Center	75%			2034	* *	5	\$12,300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$8,800	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : Connected To Metal Water Pipe							
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	* *	1	\$184,800	B
Generators								
Diesel	100%			2024	* *	1	\$231,800	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 2-1750kw Diesel Generators							
Batteries								
Lead/Acid	100%			2015	\$600	5	\$22,200	B
Fuel Storage								
Day Tank	50%			2029	* *	5	\$55,400	B
Main Tank	50%			2036	* *	5	\$8,800	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : 2-1200 Gallons							

Lighting

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

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

Lighting

Interior Lighting

Fluorescent

98%

2026

* *

10

\$536,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

Fluorescent

2%

2021

\$70,200

10

\$11,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Corridors**Explanation : Cfl*

Egress Lighting

Emergency, Battery

20%

2021

\$49,100

10

\$28,800

B

Exit, LED

10%

2049

* *

1

B

Exit, Service

40%

2026

* *

1

B

Exit, Service

30%

2016

\$29,400

1

B

Alarm

Security System

Generic

100%

2021

\$2,046,300

1

\$224,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance Cameras Appear To Be In Good Working Condition*

Fire/Smoke Detection

Generic

100%

2021

\$7,004,700

1-3

\$369,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Fire Alarm System Is Functional And Maintained By A Private Contractor*

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2041

* *

1

B

Conversion Equipment

Steam Boiler

100%

2034

* *

1

\$592,100

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse**Explanation : 3 Boilers*

Distribution

Hot Wtr Piping/Pump

20%

2029

* *

4

\$5,900

B

Steam Piping/Pump

80%

2031

* *

4

\$35,400

B

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Air Handler	50%	Now	\$36,400	2026	* *	1	\$166,400	B
<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Air Intake Louvers, Roof</i>								
Convector/Radiator	40%			2034	* *	1	\$77,300	B
Fan Coil Unit/Heat	10%			2026	* *	1	\$19,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2024	* *	1	\$646,900	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2031	* *	4	\$44,200	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2021	\$2,865,800	1	\$369,800	B
Heat Rejection								
Water Cool Tower	70%			2025	* *	2	\$420,800	B
Water Cool Tower	30%	0-2	\$581,000	2026	* *	2	\$144,300	B
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 4 Old Units Remain On Roof, 3 Of Them Are Not In Service</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$333,100	B
Exhaust Fans								
Interior	90%			2021	\$671,300	2	\$16,600	B
Roof	10%			2021	\$53,700	2	\$1,800	B
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2041	* *	1		B
Galv Iron/Steel	70%			2034	* *	1		B
Water Heater								
Gas Fired	100%			2019	\$157,000	2	\$8,900	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2029	* *	4	\$1,300	B
Backflow Preventer								
Generic	100%			2026	* *	1	\$36,900	B
Fixtures								
Generic	100%							B
Vertical Transport								

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Estimates are rounded to the nearest hundred dollars.*

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
Elevators									
	Geared Traction	100%		LIFE		* *			C
Other Observation, Extent : Light, Area Affected : 100%									
Location : (4) L-6 (4) L-9 (1) L-9									
Explanation : Nine Units									
Fire Suppression									
Standpipe									
	Generic	100%		2031		* *	1-5	\$301,700	B
Sprinkler									
	No Component	20%							D
	Generic	80%		2031		* *	1-2	\$134,100	B
Fire Pump									
	Generic	100%		2024		* *	1	\$111,700	B

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

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 / 2000
Area Sq Ft : 259,676 **Project Type** : PUBLIC BUILDINGS
Date of Survey : 21-Oct-2008 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,14,15,16,17,ph
Block : 134 **Lot** : 7501 **BIN** : 1082757

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$2,841,600	\$479,800
Interior Architecture	\$2,431,000	\$970,200
Electrical	\$615,700	\$2,158,900
Mechanical	\$56,000	\$1,953,300
Total	\$5,944,300	\$5,562,200
Priority A	\$2,841,600	\$479,800
Priority B	\$1,243,500	\$4,221,600
Priority C	\$1,859,200	\$860,900
Total	\$5,944,300	\$5,562,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$25,800	\$82,200		
Interior Architecture	\$15,900	\$57,600	\$328,000	\$21,900
Electrical	\$500	\$2,600	\$800	
Mechanical	\$79,200	\$26,500	\$98,300	\$26,500
Elevators/Escalators	\$74,000	\$74,000	\$74,000	\$74,000
Total	\$195,300	\$243,000	\$501,200	\$122,400
Priority A	\$25,800	\$82,200		
Priority B	\$153,700	\$133,000	\$173,100	\$108,500
Priority C	\$15,900	\$27,800	\$328,000	\$13,900
Total	\$195,300	\$243,000	\$501,200	\$122,400



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

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

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

Asset # : 49

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Copper/Terne	5%			2040	**	10	\$24,400	A
Masonry: Brick	60%	Now	\$450,100	LIFE	**	5	\$125,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At 16th Floor Windows, 256 Bldg.</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%			LIFE	**	5	\$23,400	A
Metal Panel	5%			2030	**	5-10	\$71,600	A
Marble Panels	5%			LIFE	**	5	\$7,800	A
Stucco Cement	5%			2025	**	5	\$26,000	A
Window Wall	5%			2040	**	5	\$39,100	A
Windows								
Glass Block	5%			LIFE	**	5	\$1,900	A
Steel	25%	Now	\$936,800	2045	**	5	\$93,400	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 15th, 16th, And 17th Floors</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Floors 15 Thru 17</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Floors 15 Thru 16</i>								
Wood	70%	Now	\$1,407,300	2045	**	5	\$209,300	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 256 Bldg</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 256 Bldg</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 256 Bldg</i>								
Parapets								
Copper/Terne	20%			2040	**	5	\$7,000	A
Masonry: Brick	50%	Now	\$25,800	LIFE	**	5	\$3,600	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 17th Floor</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Courtyard</i>								
Masonry: Marble	10%			LIFE	**	5	\$900	A
Metal Rail	17%			2025	**	5-10	\$22,100	A
Slate	3%			LIFE	**	5	\$200	A
Roof								
Copper/Terne	10%			2035	**	10	\$13,200	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Pitched Roof</i>								
Modified Bitumen	90%			2025	**	10	\$47,400	A

Interior

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
253-256 BROADWAY FMR HOME LIFE INSURANCE BLDG.

Asset # : 49

Architecture		Current Repair			Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	15%			2016	\$302,200	3	\$71,500	C
Cast in Place Concrete	5%			LIFE	**	5	\$34,800	C
Ceramic Tile	5%			2029	**	5	\$15,900	C
Mosaic Tile	5%			2025	**	5	\$39,700	C
Terrazzo	10%			LIFE	**	5	\$24,800	C
Vinyl Tile	15%	Now	\$487,300	2030	**	3	\$17,900	C
Broken/Missing Elements, Extent : Severe, Area Affected : 35%								
Location : 15th, 16th And 17th Floors								
Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%								
Location : 15th, 16th And 17th Floors								
Vinyl Tile	20%			2020	\$649,700	3	\$31,800	C
Vinyl Tile	20%			2015	\$649,700	3	\$23,800	C
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : 9x9 Units								
Vinyl Tile	5%			2028	**	3	\$6,000	C
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : 14th Floor								
Interior Walls								
Gypsum Board	20%			LIFE	**	5	\$73,500	C
Gypsum Board	5%			LIFE	**	5	\$18,400	C
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : 14th Floor								
Masonry: Brick	5%			LIFE	**			C
Marble Panels	5%			LIFE	**			C
Plaster	15%	Now	\$722,300	LIFE	**	5	\$27,500	C
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : 15th, 16th And 17th Floors								
Plaster	50%			LIFE	**	5	\$91,800	C
Ceilings								
AcousTile,Adhered	15%	Now	\$308,200	2040	**	5	\$23,800	B
Broken/Missing Elements, Extent : Moderate, Area Affected : 35%								
Location : 3rd And 17th Floors								
AcousTileConcealSpLn	15%			2025	**	5	\$59,600	B
AcousTileSusp.Lay-In	5%			2037	**	5	\$15,900	B
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : 14th Floor								
Exposed Concrete	10%			LIFE	**	5	\$5,000	B
Plaster	15%	Now	\$263,600	LIFE	**	5	\$29,800	B
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : 16th And 17th Floors								
Plaster	40%			LIFE	**	5	\$79,500	B

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

Asset # : 49

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2040	* *	5	\$1,000	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room In The Sub Basement							
		Explanation : Main Service Protector Rated @ 1200 Amperes.							
	Switchgear / Switchboard								
	Fused Disc Sw	30%			2040	* *	5	\$300	B
	Molded Case Bkrs	70%			2040	* *	5	\$4,000	B
	Raceway								
	Conduit	80%			2020	\$372,100	1		B
	Conduit	20%			2040	* *	1		B
	Panelboards								
	Fused Disc Sw	20%			2019	\$77,500	5	\$1,000	B
	Fused Toggle Switch	50%	0-2	\$193,600	2045	* *	5	\$1,200	B
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Molded Case Bkrs	30%			2036	* *	5	\$1,700	B
	Wiring								
	Braided Cloth	50%	2-4	\$271,000	2045	* *	1		B
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	20%			2040	* *	1		B
	Thermoplastic	30%			2030	* *	1		B
	Motor Controllers								
	Locally Mounted	10%			2033	* *	5	\$100	B
	Locally Mounted	60%			2018	\$302,200	5	\$900	B
	Locally Mounted	30%	2-4	\$151,100	2040	* *	5	\$200	B
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Ground								
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$3,100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Connected To Metal Water Pipe							
	Lighting								
	Interior Lighting								
	Fluorescent	100%			2020	\$1,149,400	10	\$194,900	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps, Cfl Lamps							
	Egress Lighting								
	Emergency, Service	50%			2020	\$18,900	1		B
	Exit, Service	50%			2020	\$18,900	1		B
	Lightning Protection								

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

Asset # : 49

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

Lightning Protection
Arresters/Cabling
Generic

100%
2023 \$63,000 5 \$6,300 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Roof
Explanation : Copper

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

Heating

Energy Source
Utility Steam

100%
2030 * * 1 B
Other Observation, Extent : Light, Area Affected : 100%
Location : Murray St.
Explanation : From Con Ed

Conversion Equipment

Pres. Reducing Valve/LP Steam 100% 2023 \$161,200 5 \$12,600 B

Distribution

Steam Piping/Pump 100% 2030 * * 4 \$15,700 B

Terminal Devices

Air Handler 20% Now \$56,000 2020 \$280,000 1 \$23,700 B
Not in Service, Extent : Severe, Area Affected : 30%
Location : Subbasement

Convactor/Radiator 80% 2025 * * 1 \$55,000 B

Air Conditioning

Energy Source
Electricity

100% 2028 * * 1 B

Conversion Equipment

Reciprocating 40% 2020 \$352,500 1 \$39,400 B

Compr/Chiller No Component 60% D

Distribution

Chilled Wtr Pipe/Pump 100% 2030 * * 4 \$15,700 B

Terminal Devices

Air Handler/Cool/Ht 100% 2020 \$441,200 1 \$131,600 B

Heat Rejection

Water Cool Tower 100% 2018 \$298,100 2 \$213,800 B

Ventilation

Distribution

Ductwork/Diffusers 100% LIFE * * 2-5 \$118,500 B

Exhaust Fans

Interior 100% 2020 \$287,100 2 \$6,600 B

Plumbing

H/C Water Piping

Galv Iron/Steel 100% 2025 * * 1 B

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

Asset # : 49

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
HW Heat Exchanger								
Low Temp	100%			2020	\$80,600	4	\$21,100	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2020	\$11,100	4	\$1,300	B
Sewage Ejector(s)								
Compressed Air	100%			2030	* *	4	\$2,000	B
Backflow Preventer								
Generic	100%			2020	\$25,200	1	\$13,100	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : B-14</i> <i>Explanation : 5 Units</i>								

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : 70 MULBERRY ST.
Address : 70 MULBERRY ST. BTWN: CANAL ST. - BAYARD ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCAS010.000 / 14539 **Yr Built/Renovated** : 1900 / 2010
Area Sq Ft : 42,000 **Project Type** : PUBLIC BUILDINGS
Date of Survey : 19-Jul-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 200 **Lot** : 1 **BIN** :

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$120,300	\$41,600
Interior Architecture	\$573,100	\$113,100
Electrical		\$438,600
Mechanical		\$110,600
Total	\$693,400	\$703,900
Priority A	\$120,300	\$41,600
Priority B	\$118,100	\$549,200
Priority C	\$455,000	\$113,100
Total	\$693,400	\$703,900

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$36,400	\$2,000		\$2,400
Interior Architecture	\$21,500	\$5,000	\$3,800	\$20,900
Electrical	\$2,800	\$2,400	\$2,600	\$16,000
Mechanical	\$17,100	\$4,100	\$7,300	\$29,700
Total	\$77,800	\$13,400	\$13,600	\$68,900
Priority A	\$36,400	\$2,000		\$2,400
Priority B	\$20,000	\$8,700	\$9,800	\$47,900
Priority C	\$21,500	\$2,700	\$3,800	\$18,600
Total	\$77,800	\$13,400	\$13,600	\$68,900



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$120,300	LIFE	**	5	\$23,800	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : West Facade								
Masonry: Brick	30%			LIFE	**	5	\$17,800	A
Masonry: Brownstone	15%			LIFE	**	5	\$6,700	A
Masonry: Fieldstone	5%	Now	\$29,400	LIFE	**	5	\$2,200	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Foundation								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Foundation								
Masonry: Limestone	5%			LIFE	**	5	\$2,200	A
Metal Panel	5%	Now	\$7,000	2032	**	5	\$5,600	A
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Exterior Fire Escape At East Facade								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Exterior Fire Escapes At East And West Facades								
Windows								
Aluminum	100%			2038	**	5	\$12,300	A
Parapets								
Masonry: Brick	35%			LIFE	**	5	\$1,500	A
Masonry: Brick	50%			LIFE	**	5	\$2,200	A
Metal Rail	5%			2027	**	5-10	\$3,900	A
Metal Security Bars	3%			2037	**			A
Pre-Cast Concrete	2%			LIFE	**	5	\$500	A
Stucco Cement	5%			2035	**	5	\$600	A
Roof								
Asphalt Shingle	50%			2025	**	10	\$1,700	A
Modified Bitumen	35%			2030	**	10	\$7,000	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Skylight, Metal/Glass	10%			2042	**	10	\$6,700	A
Skylight, Plastic	5%			2039	**	1		A

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$5,000	C	
Ceramic Tile	5%			2031	**	5	\$2,300	C	
Quarry Tile	8%			2035	**	5	\$5,500	C	
Sheet Vinyl/Rubber	10%			2022	\$70,100	5	\$6,800	C	
Steel Plate	2%	Now	\$69,800	LIFE	**	1		C	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Over Sump Pump In Basement									
Corrosion/Rusting, Extent : Severe, Area Affected : 25%									
Location : Over Sump Pump In Basement									
Vinyl Tile	5%	Now	\$21,500	2032	**	3	\$900	C	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : Room 402									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Room 402									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Room 402									
Explanation : 9x9 Tiles									
Vinyl Tile	10%			2022	\$43,000	3	\$1,700	C	
Wood	35%			2037	**	5	\$29,900	C	
Wood	20%	Now	\$57,400	2037	**	5	\$8,500	C	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Third And Fourth Floors									
Split/Cracked, Extent : Moderate, Area Affected : 25%									
Location : Third And Fourth Floors									
Interior Walls									
Ceramic Tile	5%			2031	**	5	\$4,200	C	
Gypsum Board	15%			LIFE	**	5	\$7,600	C	
Masonry: Brick	10%	Now	\$113,400	LIFE	**			C	
Spalling, Extent : Moderate, Area Affected : 25%									
Location : Basement									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Basement									
Plaster	70%	Now	\$214,400	LIFE	**	5	\$17,700	C	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Fourth Floor									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Paint Peeling, Extent : Moderate, Area Affected : 50%									
Location : Throughout									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
Ceilings									
	AcousTileSusp.Lay-In	10%			2035	**	5	\$4,600	B
	AcousTileSusp.Lay-In	10%			2027	**	5	\$4,600	B
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
		Location : Third Floor							
	Embossed Metal	50%	Now	\$71,600	LIFE	**	5	\$10,200	B
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Paint Peeling, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Plaster	30%	Now	\$46,500	LIFE	**	5	\$8,500	B
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Fifth Floor							
		Paint Peeling, Extent : Moderate, Area Affected : 50%							
		Location : Fifth Floor							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	**	5	\$200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Main Service Switch Rated @ 400 Amperes								
Raceway								
Conduit	100%			2032	**	1		B
Panelboards								
Fused Disc Sw	50%			2030	**	5	\$400	B
Molded Case Bkrs	50%			2030	**	5	\$500	B
Wiring								
Thermoplastic	100%			2032	**	1		B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$500	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Corroded								
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	50%			2022	\$36,500	10	\$13,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	50%			2027	* *	10	\$13,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2022	\$6,200	10	\$3,700	B
Exit, Service	50%			2022	\$2,500	1		B
Exterior Lighting								
HID	100%			2022	\$1,400	10	\$100	B
Alarm								
Fire/Smoke Detection								
Generic	100%			2022	\$402,100	1-3	\$21,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Electronic Main Control Panel</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2027	* *	1	\$30,200	B
Distribution								
Steam Piping/Pump	100%	Now	\$8,800	2032	* *	4	\$1,500	B
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout, 5 Of 15 Return Steam Condensate Risers</i>								
Terminal Devices								
Convactor/Radiator	100%			2027	* *	1	\$9,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	25%			2020	\$110,600	2	\$500	B
Ext Pkg Unit - Cooling	10%			2022	\$15,900	2	\$200	B
Window/Wall Unit	25%			2017	\$17,700	1		B
No Component	40%							D
Terminal Devices								
Direct Expansion	40%			2022	\$25,600	1		B
No Component	60%							D

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Heat Rejection								
Air Condenser Unit	40%			2022	\$16,500	2	\$8,500	B
No Component	60%							D
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	\$8,500	B
No Component	50%							D
Exhaust Fans								
Roof	25%			2022	\$6,800	2	\$200	B
No Component	75%							D
Plumbing								
H/C Water Piping								
Brass/Copper	5%			2042	* *	1		B
Galv Iron/Steel	95%			2027	* *	1		B
Water Heater								
Gas Fired	100%	Now	\$200	2017	\$8,000	2	\$400	B
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$1,500	LIFE	* *	1		B
<i>Leak Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2022	\$10,200	4	\$2,000	B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
No Component	90%							D
Generic	10%			2048	* *	1-2	\$900	B
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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

Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : ADMINISTRATION BUILDING
Address : 115 CHRYSTIE STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : ACS0001.000 / 13411 **Yr Built/Renovated** : 1962 / 2001
Area Sq Ft : 40,507 **Project Type** : PUBLIC BUILDINGS
Date of Survey : 21-Jun-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 423 **Lot** : 22 **BIN** : 1005645

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$61,100	
Interior Architecture		\$140,500	\$234,200
Electrical		\$172,200	\$267,100
Mechanical			\$451,700
Total		\$373,900	\$953,000
Priority A		\$61,100	
Priority B		\$172,200	\$718,800
Priority C		\$140,500	\$234,200
Total		\$373,900	\$953,000

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$23,900		\$1,800	
Interior Architecture	\$48,000	\$3,800	\$1,100	\$2,500
Electrical	\$2,700	\$1,700	\$57,200	\$1,700
Mechanical	\$6,000	\$14,300	\$13,700	\$15,600
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$90,400	\$29,600	\$83,700	\$29,800
Priority A	\$23,900		\$1,800	
Priority B	\$65,100	\$25,800	\$80,700	\$27,200
Priority C	\$1,400	\$3,800	\$1,100	\$2,500
Total	\$90,400	\$29,600	\$83,700	\$29,800



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	92%	Now	\$20,000	LIFE	**	5	\$30,100	A
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : West Facade								
Stucco Cement	5%			2034	**	5	\$4,100	A
Window Wall	3%			2031	**	5	\$3,700	A
Windows								
Aluminum	100%	Now	\$61,100	2037	**	5	\$6,400	A
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,200	A
Concrete Masonry Unit	30%			LIFE	**	5	\$1,400	A
Masonry: Brick	50%			LIFE	**	5	\$2,100	A
Metal: Cage/Fence	10%	4+	\$1,800	2026	**	5	\$1,300	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Balconies								
Roof								
Modified Bitumen	100%			2029	**	10	\$17,000	A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Covered With Rubber Tiles								
Interior								
Floors								
Cast in Place Concrete	3%			LIFE	**	5	\$3,300	C
Ceramic Tile	3%			2024	**	5	\$1,500	C
Quarry Tile	3%			2026	**	5	\$2,200	C
Vinyl Tile	11%			2029	**	3	\$2,700	C
Vinyl Tile	50%			2021	\$234,200	3	\$9,300	C
Vinyl Tile	30%	Now	\$140,500	2031	**	3	\$5,600	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Section At Room 402 And Floors Below								
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : Section At Room 402 And Floors Below								
Interior Walls								
Ceramic Tile	3%			2030	**	5	\$1,400	C
Gypsum Board	82%			LIFE	**	5	\$23,600	C
Metal Panel	10%			LIFE	**			C
Plaster	5%			LIFE	**	5	\$700	C

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	20%			2038	* *	5	\$9,900	B
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Recent Repair Evident, Extent : Moderate, Area Affected : 5%

Location : 5th Floor

AcousTileSusp.Lay-In	75%			2034	* *	5	\$37,200	B
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Exposed Struc: Steel	5%	2-4	\$27,900	LIFE	* *			B
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Corrosion/Rusting, Extent : Moderate, Area Affected : 10%

Location : Beam In Mechanical Room

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2021	\$28,400	5	\$100	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1200 Amps Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2021	\$88,600	5	\$100	B
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Raceway

Conduit	100%			2021	\$59,300	1		B
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Panelboards

Fused Disc Sw	5%			2020	\$3,400	5		B
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Molded Case Bkrs	75%			2020	\$50,300	5	\$700	B
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Molded Case Bkrs	20%			2043	* *	5	\$200	B
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Wiring

Thermoplastic	80%			2021	\$48,300	1		B
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Thermoplastic	20%			2047	* *	1		B
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Motor Controllers

Locally Mounted	70%	2-4	\$47,900	2041	* *	5	\$100	B
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Mechanical Room

Locally Mounted	30%			2019	\$20,500	5	\$100	B
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Ground

Grounding Devices

Generic	100%	2-4	\$900	LIFE	* *	5	\$500	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Water Main

Explanation : Corroded

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	75%			2016	\$124,300	10	\$22,800	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Using T-12 Lamps</i>					
Fluorescent	20%			2029	* *	10	\$6,100	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 5th Floor</i>					
			<i>Explanation : Using T-8 Lamps</i>					
Incandescent	5%			2016	\$8,300	2		B
Egress Lighting								
Emergency, Battery	40%			2016	\$5,400	10	\$3,200	B
Emergency, Battery	10%			2029	* *	10	\$800	B
Exit, Service	40%			2016	\$2,200	1		B
Exit, Service	10%			2029	* *	1		B
Exterior Lighting								
HID	100%			2016	\$13,700	10	\$100	B
Alarm								
Fire/Smoke Detection								
No Component	30%							D
Generic	70%			2029	* *	1-3	\$14,800	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Fuel Oil No 2	100%			2031	* *	5	\$10,300	B
Conversion Equipment								
Hot Water Boiler	100%			2034	* *	1	\$16,400	B
Boiler Used For Hot Water, Extent : Light, Area Affected : 100%								
Location : Basement								
Distribution								
Hot Wtr Piping/Pump	100%			2029	* *	4	\$1,600	B
Terminal Devices								
Air Handler	50%			2021	\$100,900	1	\$10,300	B
Convactor/Radiator	50%			2026	* *	1	\$5,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2021	\$127,100	1	\$15,400	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2031	* *	4	\$2,500	B

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Terminal Devices								
Direct Expansion	100%			2021	\$116,200	1		B
Heat Rejection								
Water Cool Tower	100%			2019	\$107,500	2	\$33,400	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,500	B
Exhaust Fans								
Interior	70%			2021	\$29,000	2	\$700	B
Roof	30%			2021	\$8,900	2	\$300	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2021	\$10,200	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2021	\$10,200	4	\$1,300	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (1) B-6 (1) 1-5</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2031	* *	1-2	\$9,300	B
Fire Pump								
Generic	100%			2024	* *	1	\$6,200	B

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

Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : ADMINISTRATION BUILDING EMIGRANT BANK BUILDING
Address : 49-51 CHAMBERS STREET
Borough : MANHATTAN **Agency's Number** : 312-145
Program / Asset # : DGS0013.000 / 160 **Yr Built/Renovated** : 1908 / 2005
Area Sq Ft : 260,749 **Project Type** : PUBLIC BUILDINGS
Date of Survey : 21-Oct-2008 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,7,12,13,14,PH
Block : 153 **Lot** : 1 **BIN** : 1079216

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$174,500	\$838,000
Interior Architecture	\$1,657,200	\$1,462,600
Electrical	\$162,600	\$2,678,000
Mechanical	\$198,200	\$3,684,800
Total	\$2,192,500	\$8,663,500
Priority A	\$174,500	\$838,000
Priority B	\$601,100	\$6,536,500
Priority C	\$1,416,900	\$1,289,000
Total	\$2,192,500	\$8,663,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture				
Interior Architecture	\$212,300	\$31,900		\$25,900
Electrical	\$2,000	\$1,400		
Mechanical	\$44,500	\$17,500	\$56,200	\$17,500
Elevators/Escalators	\$102,600	\$102,600	\$102,600	\$102,600
Total	\$361,400	\$153,400	\$158,900	\$146,000
Priority A				
Priority B	\$149,100	\$121,500	\$158,900	\$120,100
Priority C	\$212,300	\$31,900		\$25,900
Total	\$361,400	\$153,400	\$158,900	\$146,000



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DEPT. OF CITYWIDE ADMIN. SERV. - 856
ADMINISTRATION BUILDING EMIGRANT BANK BUILDING
Asset # : 160

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 Code	
Exterior									
Exterior Walls									
Copper/Terne	5%			2040	**	10	\$25,300	A	
Masonry: Brick	45%			LIFE	**	5	\$97,300	A	
Recent Repair Evident, Extent : Moderate, Area Affected : 25%									
Location : Throughout Sides And Rear									
Masonry: Granite	5%			LIFE	**	5	\$8,100	A	
Masonry: Limestone	35%			LIFE	**	5	\$56,700	A	
Recent Repair Evident, Extent : Moderate, Area Affected : 25%									
Location : Front Facade									
Stucco Cement	10%	Now	\$73,000	2025	**	5	\$27,000	A	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Elevator Penthouse At West Side									
Other Observation, Extent : Moderate, Area Affected : 5%									
Location : Elevator Penthouse At West Side									
Explanation : Exposed And Corroded Steel Members									
Windows									
Aluminum	10%			2028	**	5	\$5,800	A	
Bronze/Brass	90%			2028	**	5	\$328,000	A	
Parapets									
Masonry: Brick	65%	Now	\$49,900	LIFE	**	5	\$7,000	A	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Interior Face									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Interior Face									
Masonry: Limestone	35%			LIFE	**	5	\$4,700	A	
Recent Repair Evident, Extent : Moderate, Area Affected : 50%									
Location : Front Facade									
Roof									
Modified Bitumen	98%	Now	\$51,600	2020	\$257,900			A	
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%									
Location : Roof Over 14th Floor									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over Room 1404 And Print Shop									
Skylight, Metal/Glass	2%			2020	\$98,000	10	\$2,300	A	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
ADMINISTRATION BUILDING EMIGRANT BANK BUILDING
Asset # : 160

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 Code
Interior									
Floors									
	Carpet	10%	0-2	\$202,300	2022	\$202,300	3	\$47,900	C
Worn/Eroded, Extent : Moderate, Area Affected : 35%									
Location : Offices									
Wrinkling, Extent : Moderate, Area Affected : 30%									
Location : Offices									
	Mosaic Tile	5%			2025	**	5	\$39,900	C
	Marble Panels	15%	Now	\$308,500	LIFE	**	5	\$35,900	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Stairs Throughout									
	Terrazzo	15%			LIFE	**	5	\$37,400	C
	Vinyl Tile	25%			2020	\$815,400	3	\$39,900	C
Recent Repair Evident, Extent : Light, Area Affected : 10%									
Location : Multiple Locations Throughout									
	Vinyl Tile	30%			2015	\$978,500	3	\$35,900	C
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : 9x9 Units									
Interior Walls									
	Ceramic Tile	5%			2023	\$347,400	5	\$11,000	C
	Marble Panels	15%			LIFE	**			C
	Plaster	15%	Now	\$129,800	LIFE	**	5	\$9,900	C
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Stairs Throughout And Penthouse									
	Plaster	65%			LIFE	**	5	\$42,900	C
Ceilings									
	AcousTileSusp.Lay-In	40%			2025	**	5	\$127,700	B
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Room 1404 And Print Shop									
	Glass: Susp Panels	5%			LIFE	**			B
	Plaster	5%			LIFE	**	5	\$10,000	B
	Plaster	15%	Now	\$176,400	LIFE	**	5	\$29,900	B
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Stairs Throughout And Penthouse									
	Plaster	35%			LIFE	**	5	\$69,800	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	* *	5	\$1,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room In The Sub Basement								
Explanation : Main Service Protector Rated @ 4000 Amperes. Bolted Pressure Switch.								

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Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
ADMINISTRATION BUILDING EMIGRANT BANK BUILDING
Asset # : 160

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 Code
Under 600 Volts								
Transformers								
Dry Type	100%			2025	* *	5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sub- Basement</i>								
<i>Explanation : 150kva</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	* *	5	\$1,000	B
Raceway								
Conduit	100%			2020	\$465,200	1		B
Panelboards								
Molded Case Bkrs	70%			2019	\$271,100	5	\$4,000	B
Molded Case Bkrs	30%			2028	* *	5	\$1,700	B
Wiring								
Braided Cloth	30%	0-2	\$162,600	2045	* *	1		B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	70%			2030	* *	1		B
Motor Controllers								
Locally Mounted	100%			2018	\$503,600	5	\$1,400	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	98%			2020	\$1,131,000	10	\$191,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12, T-8, And Cfl Lamps</i>								
Incandescent	2%			2020	\$115,400	2	\$100	B
Egress Lighting								
Emergency, Service	30%			2025	* *	1		B
Exit, Service	70%			2025	* *	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2030	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reade St.</i>								
<i>Explanation : From Con Ed</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2023	\$161,800	5	\$12,700	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
ADMINISTRATION BUILDING EMIGRANT BANK BUILDING
Asset # : 160

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Steam Piping/Pump	100%			2030	* *	4	\$15,800	B
Terminal Devices								
Air Handler	20%			2020	\$281,200	1	\$26,400	B
Convactor/Radiator	80%			2025	* *	1	\$55,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2028	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	20%			2018	\$671,600	2	\$2,600	B
Reciprocating	40%			2025	* *	1	\$39,600	B
Compr/Chiller								
Ext Pkg Unit - Cooling	20%			2020	\$240,700	2	\$2,600	B
Window/Wall Unit	20%			2015	\$107,200	1		B
Distribution								
Chilled Wtr Pipe/Pump	40%			2030	* *	4	\$6,300	B
No Component	60%							D
Terminal Devices								
Air Handler/Cool/Ht	20%			2020	\$221,500	1	\$26,400	B
Fan Coil - Cool/Heat	20%			2020	\$987,100	1	\$13,800	B
No Component	60%							D
Heat Rejection								
Air Condenser Unit	40%			2020	\$208,400	2	\$59,500	B
No Component	60%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$119,000	B
Exhaust Fans								
Interior	100%			2015	\$91,000	2	\$6,600	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2018	\$778,800	1		B
HW Heat Exchanger								
Low Temp	100%			2020	\$80,900	4	\$21,200	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Submersible	100%			2014	\$6,700	4	\$2,000	B
Sewage Ejector(s)								
Compressed Air	100%			2030	* *	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								

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

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

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

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

Asset # : 160

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
Elevators									
Geared Traction		100%			LIFE		* *		C
Other Observation, Extent : Light, Area Affected : 100%									
Location : L-14									
Explanation : 8 Units									

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$355,800	\$467,700
Interior Architecture	\$511,600	\$631,600
Electrical	\$257,200	\$1,563,600
Mechanical		\$2,159,000
Total	\$1,124,500	\$4,822,000
Priority A	\$355,800	\$467,700
Priority B	\$583,500	\$3,775,300
Priority C	\$185,200	\$578,900
Total	\$1,124,500	\$4,822,000

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$42,300			
Interior Architecture	\$163,900		\$3,800	\$23,300
Electrical	\$16,000	\$8,900	\$11,100	\$11,000
Mechanical	\$41,400	\$20,700	\$26,800	\$18,200
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Total	\$298,100	\$64,100	\$76,200	\$87,000
Priority A	\$42,300			
Priority B	\$105,700	\$64,100	\$72,400	\$63,700
Priority C	\$150,100		\$3,800	\$23,300
Total	\$298,100	\$64,100	\$76,200	\$87,000



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	55%	Now	\$100,700	LIFE	* *	5	\$60,500	A
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout Facade Facing Alley							
	Sidewalk Shed in Use, Extent : Light, Area Affected : 5%							
	Location : Corner Of Arthur Ave And E. Tremont							
	Spalling, Extent : Light, Area Affected : 5%							
	Location : Throughout Facade Facing Alley							
Masonry: Granite	5%	2-4	\$36,800	LIFE	* *	5	\$4,100	A
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Masonry: Limestone	5%			LIFE	* *	5	\$8,200	A
Pre-Cast Concrete	35%	2-4	\$68,500	LIFE	* *	5	\$125,100	A
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Throughout							
	Staining/Discoloring, Extent : Light, Area Affected : 2%							
	Location : Throughout							
Windows								
Aluminum	100%	4+	\$99,200	2031	* *	5	\$20,800	A
	Air Infiltration, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Parapets								
Cast in Place Concrete	10%			LIFE	* *	5	\$19,900	A
Masonry: Brick	90%			LIFE	* *	5-10	\$59,400	A
Roof								
Modified Bitumen	100%	0-2	\$28,200	2023	\$282,200			A
	Blisters, Extent : Light, Area Affected : 20%							
	Location : Throughout							
	Patching Evident, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Interior								
Floors								
Carpet	15%			2019	\$134,600	3	\$46,000	C
Cast in Place Concrete	10%			LIFE	* *	5	\$67,100	C
Ceramic Tile	5%			2026	* *	5	\$7,700	C
Mosaic Tile	5%			2028	* *	5	\$19,200	C
Terrazzo	15%			LIFE	* *	5	\$35,900	C
Vinyl Tile	10%	0-2	\$144,700	2033	* *	3	\$5,700	C
	Worn/Eroded, Extent : Moderate, Area Affected : 80%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : First Floor And Throughout							
	Explanation : 9x9 Tiles							
Vinyl Tile	40%			2023	\$578,900	3	\$30,700	C

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	3%			2032	**	5	\$4,500	C
Concrete Masonry Unit	10%	0-2	\$11,100	LIFE	**	5	\$5,900	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Gypsum Board	15%			LIFE	**	5-10	\$37,900	C
Metal Panel	15%			LIFE	**	10	\$10,000	C
Marble Panels	2%			LIFE	**	10	\$1,200	C
Plaster	15%	0-2	\$40,500	LIFE	**	5	\$6,700	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Stairwells, 7th Floor Elevator Lobby								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
Plaster	40%			LIFE	**	5-10	\$50,500	C
Ceilings								
AcousTile,Adhered	15%	0-2	\$13,700	2028	**	5	\$11,500	B
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Fifth Floor Offices 510-512 & Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Fifth Floor Offices 510-512, Throughout								
AcousTileSusp.Lay-In	10%			2028	**	5	\$15,300	B
Exposed Concrete	20%	Now	\$234,200	LIFE	**	5	\$4,800	B
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : West Side Basement								
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%								
Location : Near Foundation Wall On West Side								
Plaster	55%			LIFE	**	5-10	\$144,900	B

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 Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$60,500	5	\$500	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Disconnect Service Switch Rated At 2500 Amps								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$147,600	5	\$2,700	B
Raceway								
Conduit	100%			2023	\$103,900	1		B
Panelboards								
Molded Case Bkrs	70%			2022	\$101,800	5	\$1,900	B
Molded Case Bkrs	30%			2031	* *	5	\$800	B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$121,400	2048	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2033	* *	1		B
Motor Controllers								
Locally Mounted	100%			2021	\$178,000	5	\$700	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	* *	5	\$1,500	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded And Connected With Main Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	50%			2021	\$5,200	1	\$15,800	B
Automatic	50%			2021	\$5,200	1	\$15,800	B
Generators								
Diesel	100%			2019	\$67,100	1	\$39,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : 82.5 Kw</i>								
Batteries								
Lead/Acid	100%			2017	\$600	5	\$3,800	B
Fuel Storage								
Main Tank	100%			2026	* *	5	\$3,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : 250 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2018	\$460,900	10	\$84,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%	Now	\$51,200	2033	* *			B
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Egress Lighting								
Exit, Service	50%			2031	* *	1		B
Exit, Battery	50%			2018	\$42,100	10	\$3,500	B
Exterior Lighting								
HID	100%			2018	\$42,300	10	\$300	B
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2023	\$359,500	1-3	\$19,500	B

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Energy Source									
Interruptible Gas/Dual Fuel	100%			2043	* *	1		B	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Vault Explanation : (2) 5000 Gallon Tanks							
Conversion Equipment									
Steam Boiler	100%			2028	* *	1	\$101,500	B	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : (3) Dual Fuel Steam Boilers							
Distribution									
Steam Piping/Pump	100%			2023	\$807,800	4	\$7,600	B	
Terminal Devices									
Convactor/Radiator	100%			2021	\$1,092,800	1	\$33,100	B	
Air Conditioning									
Energy Source									
Electricity	100%			2031	* *	1		B	
Conversion Equipment									
Heat Pump	20%			2024	* *	2	\$1,300	B	
		Other Observation, Extent : Light, Area Affected : 100% Location : Sixth Floor Fan Room Explanation : (2) Water Sourced Heat Pumps							
Int Pkg Unit - Cooling	10%			2024	* *	2	\$600	B	
Window/Wall Unit	70%			2018	\$166,500	1		B	
Heat Rejection									
Water Cool Tower	20%			2024	* *	2	\$20,600	B	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : Dry Cooler Works With Water Sourced Heat Pumps							
No Component	80%							D	
Ventilation									
Distribution									
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$18,100	B	
No Component	80%							D	
Exhaust Fans									
Roof	100%			2018	\$92,000	2	\$3,200	B	
Plumbing									
H/C Water Piping									
Galv Iron/Steel	100%	0-2	\$6,900	2028	* *	1		B	
		Corroded, Extent : Moderate, Area Affected : 50% Location : Supply Pipe Connects To Water Main In Basement							
Water Heater									
Gas Fired	100%			2018	\$26,900	2	\$1,500	B	
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		B	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$3,200	LIFE	* *	1		B
				Cracked, Extent : Light, Area Affected : 5%					
				Location : Basement, Near Entrance To Boiler Room					
	Sump Pump(s)								
	Rigid Piping	100%			2018	\$10,200	4	\$2,000	B
	Sewage Ejector(s)								
	Electric	100%			2018	\$10,200	4	\$2,000	B
	Backflow Preventer								
	No Component	80%							D
	Generic	20%			2028	* *	1	\$1,300	B
				Other Observation, Extent : Light, Area Affected : 10%					
				Location : Basement					
				Explanation : Dedicated To The Boiler Plant					
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : (4) 1-7, (1) B-7					
				Explanation : 5 Units					
Fire Suppression									
	Standpipe								
	Generic	100%			2043	* *	1-5	\$51,700	B
				Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%					
				Location : Westside Of Building's Facade					
				No Backflow Preventer, Extent : Light, Area Affected : 100%					
				Location : Basement					
	Sprinkler								
	No Component	80%							D
	Generic	20%			2043	* *	1-2	\$5,700	B
	Fire Pump								
	Generic	100%			2032	* *	1	\$19,200	B

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : BRONX NEIGHBORHOOD GOVERNMENT BUILDING
Address : 4101 WHITE PLAINS ROAD BTWN: E. 229 ST. - E. 230 ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DGS0051.000 / 13869 **Yr Built/Renovated** : 1903 /
Area Sq Ft : 3,000 **Project Type** : PUBLIC BUILDINGS
Date of Survey : 13-Jul-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 4832 **Lot** : 9 **BIN** : 2063174

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$108,100	\$80,700
Interior Architecture		\$224,000	\$91,200
Total		\$332,200	\$171,900
Priority A		\$108,100	\$80,700
Priority B		\$37,200	\$37,200
Priority C		\$186,800	\$54,000
Total		\$332,200	\$171,900

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$13,700			\$12,600
Interior Architecture	\$72,800			\$14,000
Electrical	\$4,200	\$200	\$200	\$900
Mechanical	\$7,200	\$500	\$1,100	\$1,500
Total	\$97,800	\$800	\$1,300	\$28,900
Priority A	\$13,700			\$12,600
Priority B	\$11,400	\$800	\$1,300	\$2,400
Priority C	\$72,800			\$14,000
Total	\$97,800	\$800	\$1,300	\$28,900



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	\$80,700	A
Masonry: Granite	5%			LIFE	* *	5	\$3,800	A
Masonry: Limestone	10%			LIFE	* *	5	\$7,600	A
Wood	5%			2027	* *	5	\$25,200	A
Windows								
Aluminum	100%	Now	\$108,100	2038	* *	5	\$11,300	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Copper/Terne	100%	Now	\$13,700	2050	* *			A
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%	0-2	\$18,700	LIFE	* *	5	\$27,100	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	90%	0-2	\$105,400	2027	* *	3	\$41,900	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$17,500	2025	* *	5	\$3,000	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
Gypsum Board	75%	0-2	\$81,400	LIFE	* *	5	\$54,000	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%	0-2	\$20,200	LIFE	* *			C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	15%	0-2	\$16,400	LIFE	* *	5	\$5,400	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	60%			2035	* *	5	\$74,400	B
Plaster	40%			LIFE	* *	5	\$31,000	B

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 Code

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2042	* *	5		B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 600 Amperes</i>							
Fused Disc Sw	50%			2022	\$800	5		B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 600 Amperes</i>							
Raceway								
Conduit	20%			2042	* *	1		B
Conduit	80%			2022	\$4,600	1		B
Panelboards								
Fused Disc Sw	5%			2038	* *	5		B
Molded Case Bkrs	20%			2038	* *	5		B
Molded Case Bkrs	75%			2021	\$8,400	5		B
Wiring								
Braided Cloth	75%	2-4	\$4,000	2047	* *	1		B
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	25%			2042	* *	1		B
Ground								
Grounding Devices								
Not Accessible	50%							D
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : Covered With Insulation</i>							
Generic	50%			LIFE	* *	5		B
Lighting								
Interior Lighting								
Fluorescent	25%			2027	* *	10	\$600	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	65%			2022	\$9,400	10	\$1,500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	8%			2022	\$1,200	10	\$200	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : Compact Fluorescent Light Fixtures</i>							
HID	1%			2022	\$100	10		B
Incandescent	1%			2022	\$100	2		B

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Emergency, Battery	25%			2027	* *	10	\$100	B
Exit, Service	75%			2027	* *	1		B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2027	* *	1	\$300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : CCTV And Intrusion Alarm System								
Fire/Smoke Detection								
Generic	100%			2027	* *	1-3	\$1,500	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights And Manual Pull Station								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Fuel Oil No 2	75%			2042	* *	5	\$600	B
Natural Gas	25%			2042	* *	1		B
Conversion Equipment								
Furnace	25%			2027	* *	1	\$300	B
Other Observation, Extent : Light, Area Affected : 25%								
Location : Lower Roof								
Explanation : 1 Roof Top Package Unit								
Hot Water Boiler	75%			2035	* *	1	\$900	B
Other Observation, Extent : Light, Area Affected : 75%								
Location : Basement Boiler Room								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	75%			2030	* *	4	\$100	B
No Component	25%							D
Terminal Devices								
Convactor/Radiator	75%			2020	\$19,600	1	\$600	B
No Component	25%							D
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	75%			2027	* *	1	\$900	B
Ext Pkg Unit - Heating/Cooling	25%			2027	* *	2		B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 25%</i>								
<i>Location : 1 Unit On Lower Roof</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$3,200	B
Terminal Devices								
Direct Expansion	75%			2022	\$6,500	1		B
No Component	25%							D
Heat Rejection								
Air Condenser Unit	75%			2027	* *	2	\$1,300	B
No Component	25%							D
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2-5	\$300	B
No Component	75%							D
Exhaust Fans								
Roof	25%			2022	\$600	2		B
No Component	75%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	* *	1		B
Water Heater								
Gas Fired	100%			2017	\$600	2		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Submersible	100%			2014	\$6,200	4	\$2,000	B
Fixtures								
Generic	100%							B

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : **BROOKLYN BOROUGH HALL**
Address : **209 JORALEMON STREET @COURT ST.**
Borough : **BROOKLYN** **Agency's Number** : **312-301**
Program / Asset # : **DGS0023.000 / 2035** **Yr Built/Renovated** : **1846 / 2005**
Area Sq Ft : **55,900** **Project Type** : **PUBLIC BUILDINGS**
Date of Survey : **05-Nov-2008** **Landmark Status** : **EXTERIOR LANDMARK**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **139** **Lot** : **1** **BIN** : **3000256**

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$234,500	\$334,300
Interior Architecture		\$309,900
Electrical	\$111,900	\$116,600
Total	\$346,500	\$760,800
Priority A	\$234,500	\$334,300
Priority B	\$111,900	\$116,600
Priority C		\$309,900
Total	\$346,500	\$760,800

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$3,200	\$6,700		
Interior Architecture	\$9,700	\$4,000	\$11,200	
Electrical		\$16,100	\$100	
Mechanical	\$33,900	\$6,500	\$11,800	\$6,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$54,700	\$41,300	\$30,900	\$14,000
Priority A	\$3,200	\$6,700		
Priority B	\$51,600	\$30,600	\$19,800	\$14,000
Priority C		\$4,000	\$11,200	
Total	\$54,700	\$41,300	\$30,900	\$14,000



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Marble	95%			LIFE	**	5	\$53,200	A	
Metal Panel	5%	Now	\$3,200	2030	**	5	\$7,000	A	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%									
Location : Tower									
Paint Peeling, Extent : Moderate, Area Affected : 15%									
Location : Tower									
Windows									
Wood	100%			2028	**	5	\$120,600	A	
Parapets									
Masonry: Marble	90%			LIFE	**	5	\$2,300	A	
Metal Cornice	10%			2035	**	10	\$700	A	
Roof									
Copper/Terne	5%			2035	**	10	\$6,000	A	
Metal Panel	70%	Now	\$61,500	2025	**			A	
Seams Open/Split, Extent : Moderate, Area Affected : 10%									
Location : Roofing Seams									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Third Floor Corridor And Offices									
Sloped Glazing	25%	Now	\$173,000	LIFE	**	5	\$160,600	A	
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%									
Location : Over Third Floor									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Third Floor Corridor And Offices									
Interior									
Floors									
Carpet	30%			2019	\$122,600	3	\$29,000	C	
Mosaic Tile	5%			2025	**	5	\$8,100	C	
Marble Panels	55%			LIFE	**	5	\$26,600	C	
Wood	10%			2023	\$146,600	5	\$12,100	C	
Interior Walls									
Fabric on Framing	5%			2021	\$116,000	5	\$3,000	C	
Marble Panels	35%			LIFE	**			C	
Plaster	50%			LIFE	**	5	\$17,700	C	
Wood	10%			LIFE	**	5	\$47,200	C	
Ceilings									
Plaster	10%	Now	\$9,700	LIFE	**	5	\$3,300	B	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Third Floor Corridor									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Third Floor Corridor And Offices									
Plaster	15%			LIFE	**	5	\$5,000	B	
Plaster	75%			LIFE	**	5	\$24,800	B	

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	* *	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	* *	5	\$200	B
Raceway								
Conduit	90%			2030	* *	1		B
Conduit	10%			2040	* *	1		B
Panelboards								
Fused Disc Sw	10%			2028	* *	5	\$100	B
Molded Case Bkrs	80%			2028	* *	5	\$1,000	B
Molded Case Bkrs	10%			2036	* *	5	\$100	B
Wiring								
Thermoplastic	80%			2030	* *	1		B
Thermoplastic	20%			2040	* *	1		B
Motor Controllers								
Locally Mounted	90%			2025	* *	5	\$300	B
Locally Mounted	10%			2033	* *	5		B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	50%			2020	\$116,600	10	\$19,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T12 Lamps</i>								
Fluorescent	30%			2015	\$70,000	10	\$11,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T12 Lamps</i>								
HID	2%			2015	\$3,900	10		B
Incandescent	18%			2015	\$42,000	2	\$200	B
Egress Lighting								
Emergency, Battery	50%			2020	\$9,600	10	\$5,200	B
Exit, Service	50%			2020	\$3,800	1		B

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

Heating

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Campus Steam	100%			2040	* *	1		B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Heat From Court House</i>								
<i>Explanation : Basement</i>								
Conversion Equipment Heat Exchanger	100%			2029	* *	1	\$21,400	B
Distribution Hot Wtr Piping/Pump	100%			2036	* *	4	\$2,100	B
Terminal Devices Air Handler	40%			2025	* *	1	\$10,700	B
Unit Heater-Stm/HW	60%			2025	* *	4	\$2,400	B
Air Conditioning								
Energy Source District C.W.	100%			2040	* *	1		B
Distribution Chilled Wtr Pipe/Pump	100%	Now	\$29,300	2030	* *	4	\$2,100	B
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Attic</i>								
Terminal Devices Fan Coil - Cool/Heat	100%			2025	* *	1	\$14,000	B
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$24,000	B
Exhaust Fans Interior	100%			2025	* *	2	\$1,300	B
Plumbing								
H/C Water Piping Galv Iron/Steel	100%			2033	* *	1		B
Water Heater Electric	20%			2015	\$1,600	4	\$100	B
No Component	80%							D
HW Heat Exchanger Low Temp	100%			2040	* *	4	\$4,300	B
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Rigid Piping	100%			2020	\$11,100	4	\$1,300	B
Fixtures Generic	100%							B
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			C

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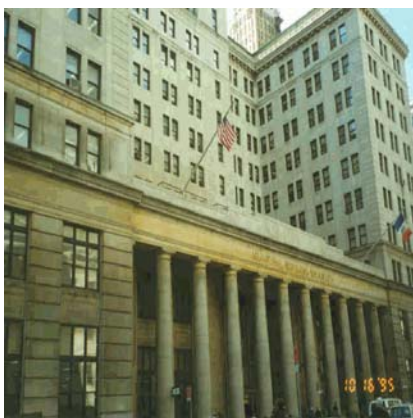
Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : **BROOKLYN MUNICIPAL BUILDING**
Address : **208-242 JORALEMON STREET @ COURT ST.**
Borough : **BROOKLYN** **Agency's Number** : **312-305**
Program / Asset # : **DGS0020.000 / 2060** **Yr Built/Renovated** : **1924 / 2012**
Area Sq Ft : **468,000** **Project Type** : **PUBLIC BUILDINGS**
Date of Survey : **01-Mar-2012** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3,5,9,11,14**
Block : **266** **Lot** : **30** **BIN** : **3002558**

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$2,716,200	\$421,900
Interior Architecture	\$2,076,300	\$3,430,900
Electrical	\$338,200	\$5,187,600
Mechanical	\$652,000	\$6,468,700
Total	\$5,782,600	\$15,509,100
Priority A	\$2,716,200	\$421,900
Priority B	\$1,927,500	\$12,114,600
Priority C	\$1,139,000	\$2,972,500
Total	\$5,782,600	\$15,509,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$19,700			
Interior Architecture	\$362,600			\$116,600
Electrical	\$72,500	\$38,800	\$49,600	\$45,100
Mechanical	\$146,700	\$214,400	\$146,000	\$176,700
Elevators/Escalators	\$165,800	\$165,800	\$165,800	\$165,800
Total	\$767,300	\$419,000	\$361,400	\$504,200
Priority A	\$19,700			
Priority B	\$395,900	\$419,000	\$361,400	\$387,600
Priority C	\$351,700			\$116,600
Total	\$767,300	\$419,000	\$361,400	\$504,200



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	10%	Now	\$147,200	LIFE	* *	5	\$44,200	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Penthouse							
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Penthouse							
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%							
	Location : Penthouse							
Masonry: Granite	5%	Now	\$147,800	LIFE	* *	5	\$16,600	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : West Facade							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Building Base							
Masonry: Limestone	85%	4+	\$935,100	LIFE	* *	5	\$281,800	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Windows And Lower Sections							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Windows								
Aluminum	95%	Now	\$552,400	2039	* *	5	\$57,900	A
	Broken/Missing Elements, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Steel	5%	Now	\$352,800	2048	* *	5	\$38,100	A
	Air Infiltration, Extent : Moderate, Area Affected : 100%							
	Location : Basement, Stairs							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 30%							
	Location : Basement							
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
	Location : Basement							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets								
Masonry: Brick	15%	Now	\$14,900	LIFE	**	5	\$2,200	A
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Interior Face, 13th Floor								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Interior Face, 13th Floor								
Masonry: Limestone	85%	Now	\$151,300	LIFE	**	5	\$16,000	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Cornices								
Explanation : Top Of Cornice Is Covered With Roll Roofing Material								
Roof								
Asphalt Macadam	10%	Now	\$44,700	2033	**	5	\$4,000	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Receiving Area Over Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Copper/Terne	50%	Now	\$256,700	2038	**			A
Deformed/Dented, Extent : Severe, Area Affected : 5%								
Location : Over Penthouse And 12th Floor								
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%								
Location : Over Penthouse								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 11th Floor - Southwest Side								
Modified Bitumen	23%			2028	**	10	\$27,400	A
Modified Bitumen	15%	Now	\$128,200	2033	**			A
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Around 13th Floor Perimeter								
Seams Open/Split, Extent : Moderate, Area Affected : 25%								
Location : Around 13th Floor Perimeter								
Paver: Asphalt	2%	Now	\$4,900	2032	**			A
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Over First Floor Mechanical Space								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over First Floor Mechanical Space, Office Space								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	5%	Now	\$188,400	2025	**	3	\$48,200	C
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Carpet	20%	0-2	\$37,700	2019	\$753,400	3	\$193,000	C
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Cast in Place Concrete	5%	Now	\$24,300	LIFE	**	5	\$70,400	C
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Ceramic Tile	5%	Now	\$35,300	2032	**	5	\$16,100	C
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Marble Panels	10%	Now	\$191,500	LIFE	**	5	\$48,200	C
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Terrazzo	10%	Now	\$95,500	LIFE	**	5	\$50,300	C
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Vinyl Tile	30%	Now	\$91,100	2023	\$1,822,400	3	\$72,400	C
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Vinyl Tile	15%			2018	\$911,200	3	\$48,200	C
Interior Walls								
Cast in Place Concrete	5%	Now	\$25,200	LIFE	**			C
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout Basement & Sub Basement							
Ceramic Tile	2%	Now	\$11,400	2032	**	5	\$3,900	C
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Concrete Masonry Unit	2%			LIFE	**	5	\$6,200	C
Gypsum Board	5%			LIFE	**	5-10	\$33,100	C
Masonry: Brick	5%			LIFE	**	10	\$5,800	C
Masonry: Limestone	3%			LIFE	**	10	\$4,700	C
Marble Panels	18%	Now	\$607,700	LIFE	**			C
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
	Location : Basement Corridor Near Room B8							
	Recent Replace Evident, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Plaster	55%			LIFE	**	5-10	\$182,200	C
Plaster	5%	Now	\$17,700	LIFE	**	5	\$5,800	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Room 1188							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Room 1188							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	40%			2028	**	5	\$257,300	B
AcousTileSusp.Lay-In	15%	0-2	\$638,500	2043	**	5	\$48,200	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	5%			2043	**	5	\$32,200	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%	Now	\$122,900	LIFE	**	5	\$10,100	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Plaster	23%			LIFE	**	5-10	\$254,300	B
Plaster	5%	Now	\$11,000	LIFE	**	5	\$20,100	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor Near B-5</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor Near B-5</i>								
Plaster	2%			LIFE	**	5-10	\$22,100	B

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 Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$258,100	5	\$1,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Rooms In Basement & Sub Basement</i>								
<i>Explanation : One 5000 Amps And Three 4000 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2021	\$13,800	5	\$1,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Rooms In Sub Basement & Basement)</i>								
<i>Explanation : Two1500 Kva Rated @ 480/277/208 Volts</i>								
Switchgear / Switchboard								
Air Circuit Breaker	75%			2023	\$354,300	5	\$1,500	B
Fused Disc Sw	20%			2023	\$94,500	5	\$300	B
Fused Disc Sw	5%			2043	**	5	\$100	B
Raceway								
Busway	10%			2021	\$64,500	1		B
Conduit	85%			2023	\$548,200	1		B
Conduit	5%			2043	**	1		B

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			2022	\$54,800	5	\$900	B
	Molded Case Bkrs	80%			2022	\$438,500	5	\$8,100	B
	Molded Case Bkrs	5%			2039	* *	5	\$500	B
	Molded Case Bkrs	5%			2048	* *	5	\$500	B
Wiring									
	Braided Cloth	45%	2-4	\$338,200	2048	* *	1		B
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Upper Floors							
	Busway	10%			2021	\$75,100	1		B
	Thermoplastic	35%			2023	\$263,000	1		B
	Thermoplastic	5%			2043	* *	1		B
	Thermoplastic	5%			2053	* *	1		B
Motor Controllers									
	Locally Mounted	25%			2021	\$174,600	5	\$600	B
	Locally Mounted	5%			2036	* *	5	\$100	B
	Motor Control Center	70%			2021	\$488,800	5	\$7,300	B
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$11,300	B
Stand-by Power									
Transfer Switches									
	Automatic	100%			2021	\$10,400	1	\$118,200	B
Generators									
	Diesel	100%			2019	\$67,100	1	\$148,300	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : One 75 Kw For Fire Pumps Only							
Batteries									
	Lead/Acid	100%			2016	\$600	5	\$14,200	B
Fuel Storage									
	Main Tank	100%			2026	* *	5	\$11,300	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room In Basement							
		Explanation : One 55 Gals							
Lighting									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting									
Interior Lighting	Fluorescent	10%			2033	* *	10	\$35,100	B
		Other Observation, Extent : Moderate, Area Affected : 100% Location : 3rd & 4th Floors Explanation : T-8 Lamps							
	Fluorescent	5%			2018	\$95,700	10	\$17,600	B
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Boiler Room In Sub Basement Explanation : T-12 Lamps							
Fluorescent		2%			2033	* *	10	\$7,000	B
		Other Observation, Extent : Moderate, Area Affected : 100% Location : 3rd & 4th Floors Explanation : T-5 Lamps							
	Fluorescent	80%			2028	* *	10	\$281,000	B
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout Explanation : T-8 Lamps							
	Incandescent	3%			2018	\$57,400	2	\$300	B
Egress Lighting									
	Emergency, Service	5%			2033	* *	1		B
	Emergency, Battery	35%			2028	* *	10	\$32,400	B
	Exit, LED	5%			2063	* *	1		B
	Exit, Service	55%			2028	* *	1		B
Exterior Lighting									
	HID	100%			2018	\$158,300	10	\$1,200	B
Alarm									
Security System									
	No Component	70%							D
	Generic	25%			2023	\$327,200	1	\$35,800	B
	Generic	5%			2033	* *	1	\$7,200	B
Fire/Smoke Detection									
	No Component	65%							D
	Generic	30%			2018	\$1,344,100	1-3	\$73,100	B
	Generic	5%			2033	* *	1-3	\$11,800	B
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2033	* *	1		B

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Steam Boiler	100%			2028	* *	1	\$379,700	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub Basement Boiler Room</i>						
		<i>Explanation : 3 Units (4 Heat Exchangers To Convert Hot Water For Heating Devices)</i>						
Distribution								
Hot Wtr Piping/Pump	75%			2031	* *	4	\$21,300	B
Steam Piping/Pump	25%			2033	* *	4	\$4,700	B
Terminal Devices								
Air Handler	25%			2023	\$583,100	1	\$59,300	B
Convactor/Radiator	10%			2021	\$408,600	1	\$12,400	B
Fan Coil Unit/Heat	50%			2018	\$3,238,600	1	\$62,000	B
Fan Coil Unit/Heat	15%			2031	* *	1	\$18,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	60%			2032	* *	1	\$248,900	B
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 60%</i>						
		<i>Location : 3 Units, Sub Basement Refrigeration Plant</i>						
		<i>Repairs In Progress, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Retubing At #2 Unit</i>						
Int Pkg Unit - Cooling	10%			2017	\$557,100	2	\$2,400	B
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Various Locations</i>						
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
		<i>Location : Various Locations</i>						
		<i>Explanation : Multiple Units</i>						
Reciprocating Compr/Chiller	5%			2031	* *	1	\$8,900	B
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 5%</i>						
		<i>Location : 3rd Floor</i>						
No Component	25%							D
Distribution								
Chilled Wtr Pipe/Pump	65%			2043	* *	4	\$18,400	B
No Component	35%							D
Terminal Devices								
Air Handler/Cool/Ht	65%			2023	\$895,800	1	\$154,100	B
No Component	35%							D
Heat Rejection								
Air Condenser Unit	5%			2031	* *	2	\$13,300	B
Water Cool Tower	60%			2021	\$558,800	2	\$231,200	B
No Component	35%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$338,100	B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Exhaust Fans								
	Interior	95%			2023	\$454,300	2	\$11,200	B
	Roof	5%			2023	\$17,200	2	\$600	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2033	**	1		B
	Galv Iron/Steel	30%			2028	**	1		B
	HW Heat Exchanger								
	Low Temp	100%			2023	\$134,200	4	\$56,900	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : For Domestic H W								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2018	\$10,200	4	\$2,000	B
	Sewage Ejector(s)								
	Compressed Air	100%			2023	\$26,400	4	\$2,000	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : (5) B-13 (5) B-7 (1) Sub B. To 13 (1) Sub B. To 7								
	Explanation : 12 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2033	**	1-5	\$193,400	B
	Sprinkler								
	Generic	100%			2033	**	1-2	\$107,400	B
	Fire Pump								
	Generic	100%			2026	**	1	\$71,600	B

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : **BROOKLYN SUPREME & FAMILY COURT 1ST TO 26TH FLOOR**
Address : **330 JAY STREET @ JOHNSON ST.**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DGS0057.000 / 13879** **Yr Built/Renovated** : **2006 /**
Area Sq Ft : **968,139** **Project Type** : **PUBLIC BUILDINGS**
Date of Survey : **02-Mar-2012** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Sub Basement, Roof, Floors 1,5,7,12,14,24,25,31**
Block : **140** **Lot** : **7502** **BIN** : **3347736**

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$940,200	\$1,037,300
Interior Architecture	\$3,293,400	\$2,307,600
Electrical	\$125,100	\$844,400
Mechanical	\$300,100	\$452,800
Total	\$4,658,700	\$4,642,100
Priority A	\$940,200	\$1,037,300
Priority B	\$1,306,900	\$1,949,200
Priority C	\$2,411,700	\$1,655,600
Total	\$4,658,700	\$4,642,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$23,000	\$33,500		
Interior Architecture	\$53,000	\$59,300	\$141,200	
Electrical	\$142,600	\$151,700	\$144,000	\$129,200
Mechanical	\$354,900	\$472,200	\$371,000	\$513,200
Elevators/Escalators	\$593,000	\$593,000	\$593,000	\$593,000
Total	\$1,166,500	\$1,309,600	\$1,249,200	\$1,235,400
Priority A	\$23,000	\$33,500		
Priority B	\$1,090,400	\$1,216,900	\$1,108,100	\$1,235,400
Priority C	\$53,000	\$59,300	\$141,200	
Total	\$1,166,500	\$1,309,600	\$1,249,200	\$1,235,400



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	43%			LIFE	**	5	\$564,400	A
Metal/Glass Curt Wall	50%			LIFE	**	5	\$1,230,600	A
Metal Coiling Doors	2%			2040	**	5	\$41,000	A
Granite Panels	3%			LIFE	**	5	\$29,500	A
Pre-Cast Concrete	2%			LIFE	**	5	\$85,300	A
Windows								
Aluminum	97%			2045	**	5		A
Metal Louvers	3%			2036	**	10		A
Parapets								
Metal/Glass Curt Wall	50%			2049	**	5	\$11,800	A
Metal Panel	20%			2049	**	5	\$4,700	A
Metal Rail	30%			2040	**	5-10	\$33,000	A
Roof								
IRMA/Protected Membrane	100%			2031	**	10	\$97,100	A
Paver Block Ballast, Extent : Moderate, Area Affected : 25%								
Location : 7th And 26th Floor Setbacks								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Epdm Under Insulation								
Interior								
Floors								
Carpet	10%			2024	**	3	\$177,800	C
Cast in Place Concrete	10%			LIFE	**	5	\$518,700	C
Ceramic Tile	3%			2036	**	5	\$35,600	C
Terrazzo	7%			LIFE	**	5	\$129,700	C
Vinyl Tile	70%			2031	**	3	\$311,200	C
Interior Walls								
Ceramic Tile	2%			2036	**	5	\$39,300	C
Concrete Masonry Unit	10%			LIFE	**	5	\$157,100	C
Glass: Single Pane	2%			LIFE	**	5	\$58,900	C
Gypsum Board	73%			LIFE	**	5-10	\$2,437,100	C
Granite Panels	3%			LIFE	**	10	\$23,600	C
Marble Panels	5%			LIFE	**	10	\$39,300	C
Wood	5%			LIFE	**	5	\$785,500	C
Ceilings								
AcousTileSusp.Lay-In	85%			2040	**	5	\$1,007,700	B
Exposed Struc: Steel	5%			LIFE	**	10	\$118,600	B
Gypsum Board	10%			LIFE	**	5-10	\$407,500	B
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2049	* *	5	\$4,200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 5- 4000 Amperes Siemens Low Voltage Power Circuit Breakers								
Transformers								
Dry Type	100%			2040	* *	5	\$3,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2- 75 Kva								
Switchgear / Switchboard								
Air Circuit Breaker	50%			2049	* *	5	\$2,100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Siemens Low Voltage Power Circuit Breakers								
Fused Disc Sw	10%			2049	* *	5	\$400	B
Molded Case Bkrs	40%			2049	* *	5	\$8,400	B
Raceway								
Busway	15%			2040	* *	1		B
Conduit	85%			2049	* *	1		B
Panelboards								
Fused Disc Sw	15%			2045	* *	5	\$2,800	B
Molded Case Bkrs	85%			2045	* *	5	\$17,900	B
Wiring								
Busway	15%			2040	* *	1		B
Thermoplastic	85%			2049	* *	1		B
Motor Controllers								
Locally Mounted	2%			2040	* *	5	\$100	B
Motor Control Center	98%			2040	* *	5	\$21,200	B
Ground								
Grounding Devices								
Not Accessible	50%							D
Generic	50%			LIFE	* *	5	\$11,700	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Connected To Metal Water Pipe								
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	\$244,500	B
Generators								
Diesel	100%			2036	* *	1	\$306,800	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Penthouse								
Explanation : 2- 1375 Kva Cummins Onan Genset								
Batteries								
Nickel Cadmium	100%			2018	\$600	5	\$176,600	B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Fuel Storage								
Day Tank	50%			2045	* *	5	\$73,500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : No Nameplate Rating Capacity</i>							
Main Tank	50%			2058	* *	5	\$11,700	B
Lighting								
Interior Lighting								
Fluorescent	89%			2031	* *	10	\$646,600	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	10%			2031	* *	10	\$72,700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Corridors, Lobby</i>							
	<i>Explanation : Compact Fluorescent Lamps</i>							
HID	1%			2031	* *	10	\$300	B
Egress Lighting								
Emergency, Service	50%			2031	* *	1		B
Exit, LED	50%			2058	* *	1		B
Exterior Lighting								
HID	100%			2031	* *	10	\$2,500	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2058	* *	5	\$23,400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Steel Lightning Rods</i>							
Alarm								
Security System								
Generic	100%			2031	* *	1	\$296,400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Intrusion Alarm System And CCTV Surveillance Camera System</i>							
Fire/Smoke Detection								
Generic	100%			2031	* *	1-3	\$489,000	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Horns, Manual Pull Stations, Smoke Detectors</i>							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2049	* *	1		B

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2040	* *	1	\$785,400	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 3 Units							
Distribution									
	Hot Wtr Piping/Pump	80%			2045	* *	4	\$31,300	B
	Steam Piping/Pump	20%			2049	* *	4	\$7,800	B
Terminal Devices									
	Air Handler	20%			2031	* *	1	\$98,100	B
	Convactor/Radiator	80%			2040	* *	1	\$205,100	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	* *	1		B
	Conversion Equipment								
	Centrifugal, Elec Chiller	100%			2036	* *	1	\$858,000	B
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement Refrigeration Room							
Distribution									
	Chilled Wtr Pipe/Pump	100%			2049	* *	4	\$39,100	B
Terminal Devices									
	Air Handler/Cool/Ht	100%			2031	* *	1	\$490,500	B
Heat Rejection									
	Water Cool Tower	100%			2027	* *	2	\$797,300	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$699,400	B
Exhaust Fans									
	Interior	100%			2031	* *	2	\$24,500	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	* *	1		B
	Water Heater								
	Electric	80%			2021	\$111,100	4	\$3,800	B
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Various Locations							
		Explanation : Multiple Instantaneous Heaters							
	Gas Fired	20%			2022	\$41,700	2	\$2,400	B
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)									
	Rigid Piping	100%			2028	* *	4	\$1,300	B
Sewage Ejector(s)									
	Electric	100%			2028	* *	4	\$1,300	B

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Estimates are rounded to the nearest hundred dollars.*

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Backflow Preventer								
	Generic	100%			2028	* *	1	\$48,900	B
Fixtures									
	Generic	100%							B
Vertical Transport									
	Elevators								
	Gearless Traction	90%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100% Location : 10 Passenger, 2 Freight, 4 Restricted To Judges Explanation : 16 Units							
	Hydraulic	10%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 10% Location : Prisoner Elevators Explanation : 2 Units							
Escalators									
	Over 20' Rise	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100% Location : 1-2 Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2049	* *	1-5	\$400,100	B
Sprinkler									
	Generic	100%			2049	* *	1-2	\$222,300	B
Fire Pump									
	Generic	100%			2036	* *	1	\$148,200	B

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

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

Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

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 / 2009
Area Sq Ft : 57,294 **Project Type** : PUBLIC BUILDINGS
Date of Survey : 26-Feb-2009 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,ATT
Block : 122 **Lot** : 1 **BIN** : 1079147

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$944,100	\$140,900
Interior Architecture	\$1,026,600	\$71,700
Electrical	\$197,800	\$233,700
Mechanical	\$70,700	\$523,600
Total	\$2,239,200	\$969,900
Priority A	\$944,100	\$140,900
Priority B	\$1,192,200	\$757,300
Priority C	\$102,800	\$71,700
Total	\$2,239,200	\$969,900

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture				
Interior Architecture	\$8,400	\$9,900	\$10,500	\$900
Electrical	\$8,500	\$6,500	\$1,500	\$1,600
Mechanical	\$9,300	\$5,200	\$13,400	\$5,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$30,100	\$25,600	\$29,300	\$12,300
Priority A				
Priority B	\$21,700	\$15,700	\$18,800	\$11,500
Priority C	\$8,400	\$9,900	\$10,500	\$900
Total	\$30,100	\$25,600	\$29,300	\$12,300



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DEPT. OF CITYWIDE ADMIN. SERV. - 856

CITY HALL

Asset # : 153

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior									
Exterior Walls									
	Masonry: Granite	15%			LIFE	**	5	\$8,000	A
	Masonry: Limestone	85%			LIFE	**	5	\$45,400	A
Windows									
	Wood	100%			2036	**	5	\$191,000	A
Parapets									
	Masonry: Limestone	95%			LIFE	**	5	\$16,700	A
	Metal Rail	5%			2033	**	5-10	\$12,600	A
Roof									
	Metal Panel	90%	Now	\$848,700	2040	**			A
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : East And West Wings								
	Worn/Eroded, Extent : Severe, Area Affected : 40%								
	Location : Wood Trusses Supporting Roof								
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Attic Spaces								
	Explanation : Probe Openings Being Cut To Investigate Deteriorated Wood Trusses								
	Metal Panel	5%			2033	**	10	\$5,900	A
	Skylight, Metal/Glass	5%			2040	**	10	\$10,800	A
Interior									
Floors									
	Carpet	30%			2019	\$133,300	3	\$31,600	C
	Ceramic Tile	5%			2029	**	5	\$3,500	C
	Mosaic Tile	15%	Now	\$102,800	2025	**	5	\$13,200	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Basement Corridor								
	Marble Panels	20%			LIFE	**	5	\$10,500	C
	Vinyl Tile	10%			2020	\$71,700	3	\$3,500	C
	Wood	15%			2035	**	5	\$19,700	C
	Under Construction	5%							D
Interior Walls									
	Marble Panels	10%			LIFE	**			C
	Plaster	20%	Now	\$5,800	LIFE	**	5	\$2,600	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
	Plaster	45%			LIFE	**	5	\$5,900	C
	Wood	20%			LIFE	**	5	\$34,900	C
	Under Construction	5%							D

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

CITY HALL

Asset # : 153

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

Interior

Ceilings

AcousTileSusp.Lay-In	15%			2033	**	5	\$10,500	B
Exposed Struc: Wood	10%	Now	\$837,300	LIFE	**			B

Dry Rot/Decay, Extent : Severe, Area Affected : 20%

Location : Attic Roof Trusses

Split/Cracked, Extent : Severe, Area Affected : 10%

Location : Attic Roof Trusses

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

Location : Attic Roof Trusses

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

Location : Attic Roof Trusses

Explanation : Structural Remediation Project Currently Under Construction

Plaster	15%	Now	\$86,400	LIFE	**	5	\$6,500	B
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Cracking/Crumbling, Extent : Severe, Area Affected : 30%

Location : C O W Chamber And Council Chamber

Plaster	60%			LIFE	**	5	\$26,200	B
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2040	**	5	\$200	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1200 Amps Main Disconnect Switch. The Security Power System Is Fed From 52 Chambers Street

Switchgear / Switchboard

Molded Case Bkrs	100%			2040	**	5	\$1,200	B
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Raceway

Conduit	90%			2020		\$57,800	1	B
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Conduit	10%			2040	**	1		B
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Panelboards

Fused Disc Sw	5%			2036	**	5	\$100	B
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Molded Case Bkrs	10%			2028	**	5	\$100	B
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Molded Case Bkrs	85%			2019		\$61,700	5	\$1,100	B
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Wiring

Braided Cloth	10%	2-4	\$6,500	2045	**	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	70%			2020		\$45,700	1	B
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Thermoplastic	20%			2040	**	1		B
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Motor Controllers

Locally Mounted	80%			2033	**	5	\$300	B
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Locally Mounted	20%			2018		\$17,800	5	\$100	B
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Ground

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

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 Code
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	* *	1	\$14,500	B
Lighting								
Interior Lighting								
Fluorescent	20%			2020	\$50,700	10	\$8,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T12 Lamps</i>								
HID	2%			2020	\$4,200	10		B
Incandescent	78%			2015	\$197,800	2	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mayor's Bullpen</i>								
<i>Explanation : New Lighting System To Be Installed</i>								
Egress Lighting								
Emergency, Service	50%			2020	\$4,200	1		B
Exit, Service	50%			2015	\$4,200	1		B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	80%			2030	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided By Con Edison</i>								
HTHW/HW	20%			2030	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 52 Chambers Street</i>								
<i>Explanation : Provided From Adjacent Tweed Building</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	80%			2029	* *	5	\$2,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement - Police Locker Room</i>								
<i>Explanation : 1 Unit - Steam Is Converted To Hot Water For Heating Devices</i>								
No Component	20%							D
Distribution								
Hot Wtr Piping/Pump	90%			2036	* *	4	\$2,100	B
Steam Piping/Pump	10%			2040	* *	4	\$200	B

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

CITY HALL

Asset # : 153

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Air Handler	60%			2020	\$148,300	1	\$17,400	B
Air Handler	20%			2028	* *	1	\$5,800	B
Convactor/Radiator	20%			2033	* *	1	\$3,000	B
Air Conditioning								
Energy Source								
District C.W.	40%			2040	* *	1		B
	Other Observation, Extent : Light, Area Affected : 40%							
	Location : 52 Chambers Street							
	Explanation : Provided From Adjacent Tweed Building							
Electricity	60%			2028	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2020	\$77,800	1	\$8,700	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 2 Sets (4 Units) - Reserved Units							
Window/Wall Unit	60%			2015	\$70,700	1		B
Distribution								
Chilled Wtr Pipe/Pump	40%			2040	* *	4	\$900	B
No Component	60%							D
Terminal Devices								
Air Handler/Cool/Ht	20%			2028	* *	1	\$5,800	B
Air Handler/Cool/Ht	40%			2020	\$97,300	1	\$11,600	B
No Component	40%							D
Heat Rejection								
Remote Air Cond	40%			2020	\$136,900	2	\$13,100	B
No Component	60%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$26,100	B
Exhaust Fans								
Interior	100%			2020	\$63,300	2	\$1,400	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2025	* *	1		B
HW Heat Exchanger								
HTHW/HW	100%			2030	* *			B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 52 Chambers Street							
	Explanation : Located In Adjacent Tweed Building							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2025	* *	4	\$1,300	B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B,1,2							
		Explanation : 1 Unit							

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : CITY PLANNING BUILDING
Address : 14-22 READE STREET
Borough : MANHATTAN **Agency's Number** : 312-147
Program / Asset # : DGS0033.000 / 161 **Yr Built/Renovated** : 1858 / 2004
Area Sq Ft : 77,000 **Project Type** : PUBLIC BUILDINGS
Date of Survey : 03-Feb-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,5,6
Block : 154 **Lot** : 23 **BIN** : 1078613

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$724,500	\$155,100
Interior Architecture	\$94,800	\$236,200
Electrical	\$98,600	\$435,700
Mechanical	\$86,300	\$646,700
Total	\$1,004,200	\$1,473,700
Priority A	\$724,500	\$155,100
Priority B	\$279,700	\$1,138,200
Priority C		\$180,400
Total	\$1,004,200	\$1,473,700

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$13,400			\$1,100
Interior Architecture	\$58,600	\$7,300	\$4,000	\$566,800
Electrical	\$13,700	\$16,100	\$32,200	\$12,000
Mechanical	\$17,600	\$34,300	\$32,000	\$34,600
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$115,100	\$69,500	\$80,000	\$626,300
Priority A	\$13,400			\$1,100
Priority B	\$52,700	\$62,300	\$80,000	\$58,400
Priority C	\$49,000	\$7,300		\$566,800
Total	\$115,100	\$69,500	\$80,000	\$626,300



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 Estimates are rounded to the nearest hundred dollars.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast Iron	5%	Now	\$60,700	LIFE	**			A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : South Facade							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
	Location : North And East Facades							
Glass Block	5%			LIFE	**	5	\$3,500	A
Masonry: Brick	50%			LIFE	**	5	\$55,200	A
Masonry: Limestone	15%			LIFE	**	5	\$12,400	A
Stucco Cement	25%	Now	\$43,100	2026	**	5	\$34,500	A
	Diagonal Cracks, Extent : Light, Area Affected : 10%							
	Location : South And East Facades							
Windows								
Aluminum	10%			2037	**	5	\$2,300	A
Metal Louvers	3%			2024	**	10	\$4,300	A
Wood	87%	Now	\$620,700	2046	**	5	\$99,900	A
	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							
Parapets								
Cast Stone/Terra Cotta	30%			LIFE	**	5	\$7,800	A
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : South Facade							
	Explanation : Cornice Removed							
Masonry: Limestone	5%	Now	\$4,000	LIFE	**	5	\$200	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Coping							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
	Location : Coping							
Metal Rail	25%	Now	\$900	2026	**	5	\$5,900	A
	Broken/Missing Elements, Extent : Light, Area Affected : 20%							
	Location : Part Of Railing							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Stucco Cement	40%	Now	\$4,300	2026	**	5	\$1,700	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Roof								
Not Accessible	100%							D
	Other Observation, Extent : Light, Area Affected : 0%							
	Location :							
	Explanation : Snow Cover							

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Estimates are rounded to the nearest hundred dollars.*

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	70%	0-2	\$26,100	2017	\$522,200	3	\$133,700	C
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$27,900	C
Ceramic Tile	5%			2030	**	5	\$6,400	C
Vinyl Tile	15%			2021	\$180,400	3	\$7,200	C
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$3,400	C
Concrete Masonry Unit	10%			LIFE	**	5	\$2,700	C
Gypsum Board	73%			LIFE	**	5	\$29,800	C
Masonry: Brick	5%	Now	\$22,900	LIFE	**			C
<i>Diagonal Cracks, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Storage Room</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Steam Room And Storage</i>								
Plaster	7%			LIFE	**	5	\$1,400	C
Ceilings								
AcousTileConcealSpLn	5%			2026	**	5	\$8,000	B
AcousTileSusp.Lay-In	15%			2034	**	5	\$19,100	B
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Exposed Concrete	40%	Now	\$38,900	LIFE	**	5	\$8,000	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Gypsum Board	35%	Now	\$55,900	LIFE	**	5	\$55,700	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second And Sixth Floor Offices</i>								
Plaster	5%			LIFE	**	5	\$4,000	B

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 Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 2000 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	**	5	\$300	B
Raceway								
Conduit	60%			2021	\$46,900	1		B
Conduit	30%			2031	**	1		B
Conduit	10%			2041	**	1		B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2029	**	5	\$100	B
Molded Case Bkrs	60%			2037	**	5	\$1,000	B
Molded Case Bkrs	30%			2029	**	5	\$500	B
Wiring								
Thermoplastic	60%			2041	**	1		B
Thermoplastic	20%			2021	\$15,800	1		B
Thermoplastic	20%			2031	**	1		B
Motor Controllers								
Locally Mounted	50%			2019	\$44,800	5	\$200	B
Locally Mounted	50%			2026	**	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2019	\$10,400	1	\$19,500	B
Generators								
Diesel	100%			2017	\$67,100	1	\$24,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof Generator Room</i>								
<i>Explanation : One 62 Kva</i>								
Batteries								
Lead/Acid	100%			2014	\$600	5	\$2,300	B
Fuel Storage								
Day Tank	100%			2020	\$5,200	5	\$11,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof - Generator Room</i>								
<i>Explanation : One 30 Gals</i>								
Lighting								
Interior Lighting								
Fluorescent	88%			2021	\$277,200	10	\$50,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T8 Lamps</i>								
Fluorescent	10%			2016	\$31,500	10	\$5,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Using T12 Lamps</i>								
Incandescent	2%			2016	\$6,300	2		B
Egress Lighting								
Emergency, Service	35%			2021	\$3,600	1		B
Emergency, Battery	15%			2021	\$3,900	10	\$2,300	B
Exit, Service	50%			2021	\$5,200	1		B
Exterior Lighting								
HID	70%			2021	\$18,200	10	\$100	B
Incandescent	30%			2016	\$9,400	2		B

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

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

Alarm

Security System								
Generic	100%			2026	* *	1	\$23,600	B
Fire/Smoke Detection								
Generic	100%			2026	* *	1-3	\$40,100	B

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

Heating

Energy Source								
Utility Steam	100%			2041	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam From Con Edison</i>								

Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2030	* *	5	\$3,700	B

Distribution								
Hot Wtr Piping/Pump	70%			2029	* *	4	\$2,200	B
Steam Piping/Pump	30%			2031	* *	4	\$1,400	B

Terminal Devices								
Air Handler	75%	Now	\$86,300	2021	\$287,800	1	\$26,300	B
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Bottom Of Units - Extensive Corrosion</i>								

Convector/Radiator	25%			2026	* *	1	\$5,100	B
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Air Conditioning

Energy Source								
Electricity	100%			2037	* *	1		B

Conversion Equipment								
Centrifugal, Elec Chiller	100%			2030	* *	1	\$68,200	B

Distribution								
Chilled Wtr Pipe/Pump	100%			2041	* *	4	\$3,100	B

Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$6,000	2021	\$302,300	1	\$35,100	B
<i>Malfunctioning, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Auto Control System, Throughout</i>								

Heat Rejection								
Water Cool Tower	100%			2025	* *	2	\$63,400	B

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$35,100	B

Exhaust Fans								
Roof	100%			2021	\$56,600	2	\$1,900	B

Plumbing

H/C Water Piping								
Brass/Copper	100%			2031	* *	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	HW Heat Exchanger								
	HTHW/HW	100%			2041	* *			B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sewage Ejector(s)								
	Electric	100%			2026	* *	4	\$2,000	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : (1) Sub Bsmt To 6th Floor (1) Bsmt - 6th Floor								
	Explanation : 2 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2031	* *	1-5	\$31,800	B
	Sprinkler								
	Generic	100%			2031	* *	1-2	\$17,700	B
	Fire Pump								
	Generic	100%			2030	* *	1	\$11,800	B

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : CLOCK TOWER OFFICE BUILDING
Address : 346 BROADWAY @LEONARD ST.
Borough : MANHATTAN **Agency's Number** : 312-106
Program / Asset # : DGS0010.000 / 154 **Yr Built/Renovated** : 1896 / 2004
Area Sq Ft : 357,478 **Project Type** : PUBLIC BUILDINGS
Date of Survey : 24-Oct-2008 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,13
Block : 170 **Lot** : 6 **BIN** : 1001835

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$2,406,000	\$802,200
Interior Architecture	\$4,307,000	\$552,600
Electrical	\$1,497,300	\$1,995,100
Mechanical	\$533,800	\$1,356,800
Total	\$8,744,100	\$4,706,700
Priority A	\$2,406,000	\$802,200
Priority B	\$3,360,700	\$3,611,800
Priority C	\$2,977,400	\$292,700
Total	\$8,744,100	\$4,706,700

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture		\$29,000		
Interior Architecture	\$10,900		\$32,800	\$24,600
Electrical	\$2,300	\$51,900		\$500
Mechanical	\$43,500	\$12,600	\$22,400	\$12,600
Elevators/Escalators	\$128,300	\$128,300	\$128,300	\$128,300
Total	\$185,000	\$221,700	\$183,500	\$165,900
Priority A		\$29,000		
Priority B	\$174,100	\$192,800	\$150,700	\$141,300
Priority C	\$10,900		\$32,800	\$24,600
Total	\$185,000	\$221,700	\$183,500	\$165,900



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DEPT. OF CITYWIDE ADMIN. SERV. - 856
CLOCK TOWER OFFICE BUILDING
Asset # : 154

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 Code
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%	Now	\$1,850,400	LIFE	**	5	\$362,100	A
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
	Location : Cornices On South Facade							
Masonry: Brick	30%			LIFE	**	5	\$92,700	A
Masonry: Marble	5%	Now	\$114,100	LIFE	**	5	\$11,600	A
	Worn/Eroded, Extent : Moderate, Area Affected : 15%							
	Location : At Spandrel Above 13th Floor Windows							
Masonry: Marble	45%			LIFE	**	5	\$104,300	A
Metal Panel	5%			2040	**	5-10	\$106,200	A
Windows								
Aluminum	100%			2036	**	5	\$128,900	A
Parapets								
Cast Stone/Terra Cotta	15%	Now	\$244,500	LIFE	**	5	\$40,400	A
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%							
	Location : Missing Cornices At South Facade							
Masonry: Brick	20%			LIFE	**	5	\$7,000	A
Masonry: Marble	45%			LIFE	**	5	\$19,700	A
Metal Rail	20%			2025	**	5-10	\$125,700	A
Roof								
Modified Bitumen	95%			2025	**	10	\$56,100	A
Skylight, Metal/Glass	5%			2030	**	10	\$9,900	A
Interior								
Floors								
Carpet	15%			2019	\$416,000	3	\$98,500	C
Cast in Place Concrete	10%	Now	\$143,000	LIFE	**	5	\$95,800	C
	Cracking/Crumbling, Extent : Severe, Area Affected : 15%							
	Location : Parking Area In Sub Basement							
Ceramic Tile	5%			2029	**	5	\$21,900	C
Marble Panels	10%	Now	\$704,900	LIFE	**	5	\$32,800	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Typical At All Floors In Elevator Lobby							
Terrazzo	10%			LIFE	**	5	\$34,200	C
Vinyl Tile	45%	Now	\$201,200	2025	**	3	\$73,900	C
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Custodians Office And Various Rooms In Basement							
Wood	5%	Now	\$99,500	2035	**	5	\$20,500	C
	Dry Rot/Decay, Extent : Moderate, Area Affected : 15%							
	Location : 13th Floor Art Galleries							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
CLOCK TOWER OFFICE BUILDING
Asset # : 154

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 Code
Interior									
Interior Walls									
	Concrete Masonry Unit	5%	Now	\$148,000	LIFE	**	5	\$14,600	C
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : In Parking Garage Area							
	Gypsum Board	15%			LIFE	**	5	\$65,600	C
	Masonry: Brick	10%			LIFE	**			C
	Marble Panels	10%	Now	\$820,300	LIFE	**			C
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : 7th Floor Corridor							
	Plaster	60%	Now	\$860,600	LIFE	**	5	\$131,300	C
		Cracking/Crumbling, Extent : Severe, Area Affected : 15%							
		Location : At East Tower And Garage Area And Stair To 14th Floor							
Ceilings									
	AcousTileSusp.Lay-In	25%			2033	**	5	\$109,400	B
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Director Administration Office							
	Embossed Metal	10%			LIFE	**	5	\$19,700	B
	Masonry:Vault Struct	10%	Now	\$926,400	LIFE	**			B
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Parking Garage Area							
		Other Observation, Extent : Severe, Area Affected : 15%							
		Location : Parking Garage Area In Sub Basement							
		Explanation : Corroded Sructural Steel Members							
	Plaster	5%			LIFE	**	5	\$13,700	B
	Plaster	50%	Now	\$403,200	LIFE	**	5	\$136,800	B
		Broken/Missing Elements, Extent : Severe, Area Affected : 15%							
		Location : At East Tower							
		Cracking/Crumbling, Extent : Severe, Area Affected : 15%							
		Location : At East Tower							

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 Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2020	\$174,500	5	\$1,300	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : One 3000 & One 2000 Amps Main Disconnect Switch							
Transformers									
	Dry Type	100%			2018	\$14,900	5	\$1,100	B
Switchgear / Switchboard									
	Fused Disc Sw	100%			2020	\$351,300	5	\$1,300	B
Raceway									
	Conduit	100%			2020	\$465,200	1		B

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
CLOCK TOWER OFFICE BUILDING
Asset # : 154

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 Code
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2019	\$38,700	5	\$700	B
Fused Toggle Switch	20%	2-4	\$77,500	2045	* *	5	\$700	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, 1 To 11 Floors</i>								
Molded Case Bkrs	50%			2019	\$193,600	5	\$3,900	B
Molded Case Bkrs	10%			2042	* *	5	\$800	B
Molded Case Bkrs	10%			2028	* *	5	\$800	B
Wiring								
Braided Cloth	55%	2-4	\$298,100	2045	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, 1 To 11 Floors</i>								
Thermoplastic	35%			2020	\$189,700	1		B
Thermoplastic	10%			2046	* *	1		B
Motor Controllers								
Locally Mounted	100%			2025	* *	5	\$2,000	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$4,300	B
Lighting								
Interior Lighting								
Fluorescent	30%			2020	\$474,700	10	\$80,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T12 Lamps</i>								
Fluorescent	50%			2015	\$791,100	10	\$134,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T12 Lamps</i>								
Fluorescent	10%			2030	* *	10	\$26,800	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 12 And 13 Floors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 12 And 13 Floors</i>								
<i>Explanation : Using T8 Lamps</i>								
HID	5%			2015	\$65,400	10	\$500	B
Incandescent	5%			2015	\$79,100	2	\$300	B
Egress Lighting								
Emergency, Service	10%			2028	* *	1		B
Emergency, Battery	40%			2015	\$52,000	10	\$28,300	B
Exit, LED	10%			2055	* *	1		B
Exit, Service	40%			2015	\$20,800	1		B

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
CLOCK TOWER OFFICE BUILDING
Asset # : 154

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
HTHW/HW	100%			2040	* *	1		B
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2029	* *	5	\$17,400	B
Distribution								
Steam Piping/Pump	100%			2040	* *	4	\$14,400	B
Terminal Devices								
Air Handler	15%			2020	\$289,100	1	\$27,200	B
Convactor/Radiator	85%			2025	* *	1	\$80,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	10%			2014	\$460,400	2	\$1,800	B
Window/Wall Unit	10%			2015	\$73,500	1		B
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$16,300	B
No Component	90%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2018	\$1,067,700	1		B
HW Heat Exchanger								
Low Temp	100%			2030	* *	4	\$43,500	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Submersible	100%			2014	\$6,700	4	\$2,000	B
Backflow Preventer								
Generic	100%			2020	\$34,700	1	\$18,100	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1 Thru 13 Floor</i>								
<i>Explanation : 10 Elevators</i>								

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : CONCOURSE PLAZA
Address : 198 EAST 161ST STREET BTWN: CONCOURSE VILLAGE E. & W.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DGS0053.000 / 13871 **Yr Built/Renovated** : 1995 /
Area Sq Ft : 250,000 **Project Type** : PUBLIC BUILDINGS
Date of Survey : 12-Jul-2011 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,10
Block : 2443 **Lot** : 94 **BIN** : 2099027

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$202,700
Interior Architecture	\$217,300	\$385,300
Electrical	\$187,600	
Mechanical		\$5,786,600
Total	\$404,900	\$6,374,600
Priority A		\$202,700
Priority B	\$303,700	\$5,948,700
Priority C	\$101,200	\$223,200
Total	\$404,900	\$6,374,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$8,600			
Interior Architecture		\$36,000	\$25,000	\$24,800
Electrical	\$17,700	\$24,400	\$22,100	\$19,200
Mechanical	\$39,700	\$78,400	\$117,600	\$94,500
Elevators/Escalators	\$49,300	\$49,300	\$49,300	\$49,300
Total	\$115,300	\$188,200	\$214,100	\$187,900
Priority A	\$8,600			
Priority B	\$106,700	\$152,200	\$189,100	\$163,100
Priority C		\$36,000	\$25,000	\$24,800
Total	\$115,300	\$188,200	\$214,100	\$187,900



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior									
	Exterior Walls								
	Concrete Masonry Unit	50%			LIFE	**	5	\$50,700	A
	Metal/Glass Curt Wall	50%			LIFE	**	5	\$152,000	A
	Parapets								
	Metal Panel	100%			2048	**	5	\$38,400	A
	Roof								
	Built-Up (BUR)	100%	Now	\$8,600	2027	**			A
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Interior									
	Floors								
	Carpet	20%			2018	\$456,500	3	\$108,100	C
	Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Cast in Place Concrete	10%			LIFE	**	5	\$78,800	C
	Ceramic Tile	5%			2031	**	5	\$18,000	C
	Terrazzo	10%			LIFE	**	5	\$28,100	C
	Vinyl Tile	55%	0-2	\$101,200	2027	**	3	\$74,300	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Interior Walls								
	Cast in Place Concrete	5%			LIFE	**			C
	Ceramic Tile	10%			2031	**	5	\$32,100	C
	Concrete Masonry Unit	10%			LIFE	**	5	\$12,800	C
	Gypsum Board	75%			LIFE	**	5	\$144,400	C
	Ceilings								
	AcousTileSusp.Lay-In	90%	0-2	\$116,100	2035	**	5	\$162,100	B
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Exposed Struc: Steel	10%			LIFE	**			B

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 Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2042	* *	5	\$900	B
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : One Electrical Service Rated At 1600 Amps								
Transformers									
	Dry Type	100%			2035	* *	5	\$800	B
Switchgear / Switchboard									
	Fused Disc Sw	100%			2042	* *	5	\$900	B
Raceway									
	Conduit	100%			2042	* *	1		B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2038	* *	5	\$5,400	B
Wiring								
Thermoplastic	100%			2042	* *	1		B
Motor Controllers								
Locally Mounted	100%			2035	* *	5	\$1,400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$3,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	\$63,100	B
Generators								
Diesel	100%			2031	* *	1	\$79,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No Rating Available</i>								
Batteries								
Lead/Acid	100%			2016	\$700	5	\$7,600	B
Fuel Storage								
Day Tank	50%			2038	* *	5	\$19,000	B
Main Tank	50%			2050	* *	5	\$3,000	B
Lighting								
Interior Lighting								
Fluorescent	100%			2027	* *	10	\$187,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 And T-12 Lamps</i>								
Egress Lighting								
Emergency, Service	90%			2027	* *	1		B
Exit, Service	10%			2027	* *	1		B
Exterior Lighting								
HID	100%			2027	* *	10	\$700	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2050	* *	5	\$6,000	B
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2027	* *	1-3	\$37,900	B

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2048	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2035	* *	1	\$101,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Equipment Room</i>								
<i>Explanation : (2) Gas Fired Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2038	* *	4	\$15,200	B
Terminal Devices								
Air Handler	40%			2027	* *	1	\$50,700	B
Convactor/Radiator	60%			2035	* *	1	\$39,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2023	\$4,979,500	2	\$12,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Water Sourced Heat Pumps, Refrigerant R-22</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$266,200	B
Heat Rejection								
Water Cool Tower	100%			2023	\$717,600	2	\$205,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Cooling Tower Serves The Water Sourced Heat Pumps</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$114,100	B
Exhaust Fans								
Interior	80%			2027	* *	2	\$5,100	B
Roof	20%			2027	* *	2	\$1,300	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		B
<i>Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 67%</i>								
<i>Location : Basement, Defective Pump Seals And Bearing</i>								
Water Heater								
Electric	100%			2020	\$38,800	4	\$1,200	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2030	* *	1	\$12,600	B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Gearless Traction	100%			LIFE	**			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : One Unit Serves Sub Basement Thru Tenth Floor, Four Units Serve Lobby Thru Tenth Floor							
		Explanation : 5 Units							
Fire Suppression									
	Standpipe								
	No Component	30%							D
	Generic	70%			2042	**	1-5	\$72,300	B
	Sprinkler								
	Generic	100%			2042	**	1-2	\$57,400	B
	Fire Pump								
	Generic	100%			2031	**	1	\$38,300	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Fire Pump Located In The Mall							
		Explanation : Unit Is Maintained And Operated From The Mall							

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : COURT SQUARE BUILDING 2 LAFAYETTE
Address : 2 LAFAYETTE STREET
Borough : MANHATTAN **Agency's Number** : 312-144
Program / Asset # : DGS0015.000 / 2056 **Yr Built/Renovated** : 1925 / 2009
Area Sq Ft : 358,500 **Project Type** : PUBLIC BUILDINGS
Date of Survey : 03-Feb-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,6,11,12,17,22,23,24
Block : 155 **Lot** : 1 **BIN** : 1001672

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,826,300	\$586,600
Interior Architecture	\$508,200	\$2,184,600
Electrical	\$1,206,500	\$780,500
Mechanical	\$326,300	\$4,574,100
Total	\$3,867,300	\$8,125,800
Priority A	\$1,826,300	\$586,600
Priority B	\$1,853,900	\$5,568,900
Priority C	\$187,200	\$1,970,200
Total	\$3,867,300	\$8,125,800

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$5,100			
Interior Architecture	\$99,100	\$16,900		\$109,500
Electrical	\$34,600	\$27,400	\$64,900	\$35,700
Mechanical	\$85,400	\$59,500	\$145,800	\$59,500
Elevators/Escalators	\$189,500	\$189,500	\$189,500	\$189,500
Total	\$413,800	\$293,300	\$400,200	\$394,100
Priority A	\$5,100			
Priority B	\$309,500	\$276,400	\$400,200	\$284,600
Priority C	\$99,100	\$16,900		\$109,500
Total	\$413,800	\$293,300	\$400,200	\$394,100



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast Iron	2%			LIFE	**			A
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$77,200	A
Masonry: Brick	93%	0-2	\$764,700	LIFE	**	5	\$459,400	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Masonry: Granite	1%			LIFE	**	5	\$3,700	A
Masonry: Limestone	2%	0-2	\$368,800	LIFE	**	5	\$7,400	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Lintels And Sills								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Window Sills And Lintels								
Windows								
Aluminum	95%	4+	\$453,900	2037	**	5	\$47,600	A
Air Infiltration, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Aluminum	5%	Now	\$238,900	2046	**	5	\$2,500	A
Air Infiltration, Extent : Severe, Area Affected : 100%								
Location : 11th Floor								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : 11th Floor								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$6,800	A
Masonry: Brick	90%			LIFE	**	5	\$7,900	A
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%								
Location : Throughout								
Roof								
Modified Bitumen	92%	Now	\$5,100	2026	**			A
Ponding, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Near Roof Door								
Modified Bitumen	5%			2031	**	10	\$1,900	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : West Bulkhead Roof								
Skylight, Metal/Glass	3%			2031	**	10	\$3,900	A

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	35%			2020	\$944,700	3	\$322,600	C
Cast in Place Concrete	5%			LIFE	* *	5	\$50,400	C
Ceramic Tile	5%			2030	* *	5	\$23,000	C
Slate	2%			LIFE	* *	5	\$9,800	C
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : 17th Floor								
Terrazzo	3%			LIFE	* *	5	\$10,800	C
Vinyl Tile	7%			2029	* *	3	\$16,100	C
Vinyl Tile	43%	Now	\$187,200	2021	\$1,871,600	3	\$74,300	C
Adhesion Failure, Extent : Moderate, Area Affected : 35%								
Location : 24th Floor								
Broken/Missing Elements, Extent : Moderate, Area Affected : 35%								
Location : 24th Floor								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : 9x9 Tile In 12th Floor Elevator Lobby								
Interior Walls								
Cast in Place Concrete	1%			LIFE	* *			C
Diagonal Cracks, Extent : Light, Area Affected : 2%								
Location : Basement								
Ceramic Tile	5%			2030	* *	5	\$10,700	C
Concrete Masonry Unit	2%			LIFE	* *	5	\$1,700	C
Gypsum Board	13%			LIFE	* *	5	\$16,700	C
Masonry: Brick	2%	Now	\$14,400	LIFE	* *			C
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Marble Panels	1%			LIFE	* *			C
Plaster	75%			LIFE	* *	5	\$48,300	C
Wood	1%			LIFE	* *	5	\$8,600	C
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : 17th Floor								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Ceilings									
AcousTileConcealSpLn	40%			2026	**	5	\$230,500	B	
AcousTileSusp.Lay-In	43%			2026	**	5	\$198,200	B	
Exposed Concrete	4%	Now	\$70,400	LIFE	**	5	\$2,900	B	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%									
Location : Steam Room									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%									
Location : Basement									
Spalling, Extent : Severe, Area Affected : 5%									
Location : Steam Room									
Gypsum Board	5%			LIFE	**	5	\$28,800	B	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : 17th Floor									
Plaster	1%	Now	\$8,800	LIFE	**	5	\$2,900	B	
Loose/Delam Surface, Extent : Moderate, Area Affected : 80%									
Location : Lobby									
Paint Peeling, Extent : Severe, Area Affected : 80%									
Location : Lobby									
Plaster	7%	Now	\$27,500	LIFE	**	5	\$20,200	B	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : 24th Floor									

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	20%			2031	* *	5	\$300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4000 Amps Main Disconnect Switch								
Fused Disc Sw	40%			2021	\$64,500	5	\$500	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 4000 Amps Main Disconnect Switch								
Fused Disc Sw	20%			2021	\$32,300	5	\$300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2000 Amps Main Disconnect Switch								
Fused Disc Sw	20%			2021	\$32,300	5	\$300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1200 Amps Main Disconnect Switch								

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

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts									
Switchgear / Switchboard									
Fused Disc Sw	50%			2031	**	5	\$700	B	
Fused Disc Sw	30%			2021	\$97,400	5	\$400	B	
Molded Case Bkrs	20%			2041	**	5	\$1,600	B	
Raceway									
Conduit	30%			2041	**	1		B	
Conduit	50%			2031	**	1		B	
Conduit	20%			2021	\$86,000	1		B	
Panelboards									
Fused Disc Sw	10%			2029	**	5	\$700	B	
Molded Case Bkrs	70%			2037	**	5	\$5,500	B	
Molded Case Bkrs	20%			2029	**	5	\$1,600	B	
Wiring									
Braided Cloth	20%	2-4	\$100,200	2046	**	1		B	
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Thermoplastic	50%			2041	**	1		B	
Thermoplastic	30%			2021	\$150,300	1		B	
Motor Controllers									
Locally Mounted	50%			2026	**	5	\$1,000	B	
Locally Mounted	50%			2019	\$232,800	5	\$1,000	B	
Ground									
Grounding Devices									
Generic	50%			LIFE	**	5	\$2,200	B	
Generic	50%			LIFE	**	5	\$2,200	B	
Lighting									
Interior Lighting									
Fluorescent	40%			2026	**	10	\$107,600	B	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T8 Lamps									
Fluorescent	50%			2016	\$733,400	10	\$134,500	B	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Using T12 Lamps									
Fluorescent	5%			2026	**	10	\$13,500	B	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Using Compact Lamps									
Incandescent	5%			2016	\$73,300	2	\$300	B	
Egress Lighting									
Emergency, Service	10%			2026	**	1		B	
Emergency, Service	35%			2016	\$16,900	1		B	
Emergency, Battery	5%			2026	**	10	\$3,500	B	
Exit, LED	10%			2049	**	1		B	
Exit, Service	10%			2026	**	1		B	
Exit, Service	30%			2016	\$14,500	1		B	

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

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

Lighting

Exterior Lighting								
HID	70%			2021	\$84,900	10	\$700	B
Incandescent	30%			2016	\$44,000	2	\$200	B

Alarm

Security System								
Generic	100%			2026	* *	1	\$109,800	B
Fire/Smoke Detection								
Generic	100%			2026	* *	1-3	\$186,600	B

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

Heating

Energy Source								
Interruptible Gas/Dual Fuel	100%			2041	* *	1		B

Conversion Equipment								
Steam Boiler	100%	Now	\$32,300	2026	* *	1	\$261,700	B
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : #4 Boiler Tubes Leak</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Rm</i>								
<i>Explanation : 4 Units</i>								

Distribution								
Steam Piping/Pump	100%	Now	\$115,700	2031	* *	4	\$14,500	B
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

Terminal Devices								
Convactor/Radiator	80%			2026	* *	1	\$76,000	B
Fan Coil Unit/Heat	20%			2021	\$992,400	1	\$19,000	B

Air Conditioning

Energy Source								
Electricity	100%			2029	* *	1		B

Conversion Equipment								
Reciprocating Compr/Chiller	100%			2021	\$1,124,800	1	\$136,100	B

Terminal Devices								
Direct Expansion	100%			2021	\$1,028,300	1		B

Heat Rejection								
Water Cool Tower	100%	0-2	\$95,100	2019	\$951,200	2	\$236,200	B
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Insulation, Roof</i>								
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								

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.*

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$163,600	B
Exhaust Fans								
Interior	100%			2021	\$366,300	2	\$9,100	B
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2031	* *	1		B
	Corroded, Extent : Severe, Area Affected : 20%							
	Location : Basement							
Galv Iron/Steel	50%			2026	* *	1		B
Water Heater								
Gas Fired	100%			2016	\$77,100	2	\$4,400	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%	Now	\$23,100	LIFE	* *	1		B
	Corroded, Extent : Severe, Area Affected : 20%							
	Location : Basement							
Sump Pump(s)								
Rigid Piping	100%	Now	\$500	2021	\$10,200	4	\$1,300	B
	Not in Service, Extent : Severe, Area Affected : 50%							
	Location : 1 Out Of 2 Motors, Basement Fuel Storage Room							
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : (1) B-23 (4) L-22 (4) L-12							
	Explanation : 8 Units							
Fire Suppression								
Standpipe								
Generic	100%			2031	* *	1-5	\$148,200	B

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

Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : EDGEWATER VILLAGE HALL
Address : 111 CANAL STREET @TAPPEN PARK
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0050.000 / 13693 **Yr Built/Renovated** : 1889 / 1992
Area Sq Ft : 8,000 **Project Type** : PUBLIC BUILDINGS
Date of Survey : 12-Dec-2008 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 523 **Lot** : 1 **BIN** : 5013729

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$584,100	\$77,300
Interior Architecture	\$133,600	\$866,700
Electrical		\$40,800
Total	\$717,700	\$984,800
Priority A	\$584,100	\$77,300
Priority B		\$99,200
Priority C	\$133,600	\$808,300
Total	\$717,700	\$984,800

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$56,400			
Interior Architecture	\$16,200			\$7,500
Electrical				
Mechanical	\$700	\$1,700	\$1,200	\$600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$77,300	\$5,600	\$5,100	\$12,100
Priority A	\$56,400			
Priority B	\$12,900	\$5,600	\$5,100	\$4,600
Priority C	\$7,900			\$7,500
Total	\$77,300	\$5,600	\$5,100	\$12,100



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

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

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 Code
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$278,300	LIFE	**	5	\$77,300	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Loose Units, Extent : Severe, Area Affected : 3%								
Location : Main Entrance								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Masonry: Brownstone	3%			LIFE	**	5	\$1,900	A
Masonry: Fieldstone	3%			LIFE	**	5	\$1,900	A
Masonry: Limestone	4%			LIFE	**	5	\$2,600	A
Windows								
Wood	100%	Now	\$305,800	2045	**	5	\$33,900	A
Air Infiltration, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
Location : Transom At Main Entrance								
Parapets								
Wood Cornice	100%	Now	\$28,500	2040	**	5	\$5,200	A
Bent/Warped Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 3%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Roof								
Copper/Terne	10%			2048	**	10	\$6,500	A
Skylight, Metal/Glass	5%	Now	\$18,800	2030	**			A
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over Stair To Attic								
Slate	85%	2-4	\$9,100	LIFE	**			A
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								

Interior

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Floors									
Ceramic Tile	10%	Now	\$7,900	2023	\$158,600	5	\$3,300	C	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Vinyl Tile	90%	Now	\$61,400	2020	\$614,000	3	\$22,500	C	
	Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Interior Walls									
Gypsum Board	60%			LIFE	**	5	\$35,700	C	
Masonry: Brick	10%	Now	\$72,200	LIFE	**			C	
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30%								
	Location : Throughout Basement								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Basement Throughout								
Plaster	30%			LIFE	**	5	\$8,900	C	
Ceilings									
AcousTileConcealSpLn	30%	Now	\$8,300	2033	**	5	\$12,500	B	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Gypsum Board	70%			LIFE	**	5	\$58,400	B	

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 Code
Under 600 Volts								
Service Equipment								
Not Accessible	100%							D
Switchgear / Switchboard								
Not Accessible	100%							D
Raceway								
Conduit	100%			2030	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2028	* *	5	\$200	B
Wiring								
Thermoplastic	100%			2030	* *	1		B
Motor Controllers								
Locally Mounted	100%			2025	* *	5		B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	B

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	98%			2020	\$40,800	10	\$5,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : T8 Lamps							
HID	2%			2020	\$600	10		B
Egress Lighting								
Emergency, Service	50%			2020	\$600	1		B
Exit, Service	50%			2020	\$600	1		B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Fuel Oil No 2	100%			2040	* *	5	\$2,000	B
Conversion Equipment								
Steam Boiler	100%			2033	* *	1	\$6,500	B
Distribution								
Steam Piping/Pump	100%			2040	* *	4	\$300	B
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		B
Conversion Equipment								
Window/Wall Unit	10%			2018	\$1,600	1		B
No Component	90%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2033	* *	1		B
Water Heater								
Gas Fired	100%			2018	\$1,900	2	\$100	B
HW Heat Exchanger								
Low Temp	100%			2040	* *	4	\$600	B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C

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

Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

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** : PUBLIC BUILDINGS
Date of Survey : 05-Feb-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,8,9
Block : 197 **Lot** : 17 **BIN** : 1002358

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$36,900	\$111,900
Interior Architecture	\$162,800	
Electrical	\$1,101,100	\$154,200
Mechanical	\$140,500	\$895,900
Total	\$1,441,300	\$1,162,000
Priority A	\$36,900	\$111,900
Priority B	\$1,241,500	\$1,050,100
Priority C	\$162,800	
Total	\$1,441,300	\$1,162,000

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$18,000		\$14,400	\$9,600
Interior Architecture	\$78,800	\$2,200	\$13,700	\$19,400
Electrical	\$4,700	\$5,000	\$12,000	\$4,700
Mechanical	\$6,400	\$6,600	\$66,700	\$7,800
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
Total	\$134,600	\$40,500	\$133,400	\$68,200
Priority A	\$18,000		\$14,400	\$9,600
Priority B	\$37,700	\$38,200	\$116,900	\$39,200
Priority C	\$78,800	\$2,200	\$2,200	\$19,400
Total	\$134,600	\$40,500	\$133,400	\$68,200



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
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 Code	
Exterior									
Exterior Walls									
Copper/Terne	2%			2056	**	10	\$4,200	A	
Masonry: Brick	80%			LIFE	**	5	\$72,200	A	
Masonry: Brick	3%	Now	\$18,000	LIFE	**	5	\$2,700	A	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Chimney									
Spalling, Extent : Moderate, Area Affected : 25%									
Location : Chimney									
Masonry: Granite	3%			LIFE	**	5	\$2,000	A	
Masonry: Limestone	5%			LIFE	**	5	\$3,400	A	
Metal Panel	2%			2031	**	5-10	\$12,400	A	
Stucco Cement	5%			2026	**	5	\$11,300	A	
Windows									
Aluminum	75%			2037	**	5	\$17,700	A	
Steel	25%			2029	**	5	\$73,800	A	
Parapets									
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,400	A	
Copper/Terne	13%			2056	**	5	\$2,300	A	
Masonry: Brick	80%			LIFE	**	5	\$2,900	A	
Pre-Cast Concrete	2%			LIFE	**	5	\$500	A	
Roof									
Modified Bitumen	98%			2029	**	10	\$11,000	A	
Skylight, Metal/Glass	2%			2047	**	10	\$700	A	
Interior									
Floors									
Carpet	20%	0-2	\$67,300	2023	\$67,300	3	\$17,200	C	
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : Throughout 2nd Through 6th Floors									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Throughout 2nd Through 6th Floors									
Carpet	40%			2020	\$134,600	3	\$46,000	C	
Ceramic Tile	5%			2030	**	5	\$2,900	C	
Mosaic Tile	3%			2026	**	5	\$4,300	C	
Terrazzo	2%			LIFE	**	5	\$900	C	
Vinyl Tile	30%	Now	\$162,800	2031	**	3	\$6,500	C	
Poor Subfloor Evident, Extent : Moderate, Area Affected : 20%									
Location : Throughout Corridors And Offices On 7th, 8th And 9th Floors									
Worn/Eroded, Extent : Moderate, Area Affected : 65%									
Location : Throughout 7th, 8th And 9th Floors									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : 9th Floor									
Explanation : 9x9 Units									

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

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

Interior

Interior Walls

Ceramic Tile	3%			2030	**	5	\$1,600	C
Gypsum Board	20%			LIFE	**	5	\$6,400	C
Metal Panel	15%			LIFE	**			C
Marble Panels	2%			LIFE	**			C
Plaster	60%			LIFE	**	5	\$9,600	C

Ceilings

AcousTileSusp.Lay-In	40%			2026	**	5	\$23,000	B
AcousTileSusp.Lay-In	20%			2038	**	5	\$11,500	B

Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : 2nd And 3rd Floors

Plaster	40%			LIFE	**	5	\$14,400	B
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2041	**	5	\$200	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 1- Electrical Service Rated @ 2500 Amperes.

Switchgear / Switchboard

Molded Case Bkrs	100%			2041	**	5	\$1,300	B
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Raceway

Conduit	70%			2021	\$41,500	1		B
Conduit	30%			2041	**	1		B

Panelboards

Molded Case Bkrs	30%			2037	**	5	\$400	B
Molded Case Bkrs	70%			2020	\$47,000	5	\$900	B

Wiring

Braided Cloth	70%	2-4	\$42,300	2046	**	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	30%			2041	**	1		B
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Motor Controllers

Locally Mounted	80%			2019	\$65,700	5	\$300	B
Locally Mounted	20%			2034	**	5	\$100	B

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$700	B
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Lighting

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Estimates are rounded to the nearest hundred dollars.

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

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

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

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 Code
Lighting								
Interior Lighting Fluorescent	70%			2016	\$284,700	10	\$31,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Upper Floors							
	Explanation : T-12 Lamps							
Fluorescent	30%			2026	* *	10	\$13,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement, 2nd Floor And 3rd Floor							
	Explanation : T-8 Lamps							
Egress Lighting Emergency, Battery	50%			2026	* *	10	\$5,800	B
Exit, Service	50%			2026	* *	1		B
Exterior Lighting HID	100%			2021	\$20,000	10	\$200	B
Alarm								
Security System Generic	100%			2016	\$165,000	1	\$18,100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 1st & 3rd Floors							
	Explanation : CCTV Surveillance Camera System Is Functional							
Fire/Smoke Detection Generic	100%			2016	\$564,800	1-3	\$29,800	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Fire Alarm System Is Functional							
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2041	* *	1		B
Conversion Equipment Steam Boiler	100%			2026	* *	1	\$47,900	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 3 Units							
Distribution Steam Piping/Pump	100%			2021	\$380,800	4	\$2,400	B
Terminal Devices Convactor/Radiator	100%			2019	\$515,100	1	\$15,600	B
Air Conditioning								
Energy Source Electricity	100%			2029	* *	1		B

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
Conversion Equipment									
	Int Pkg Unit - Cooling	20%			2015	\$140,500	2	\$600	B
	Window/Wall Unit	30%			2016	\$33,600	1		B
	No Component	50%							D
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$26,900	B
Exhaust Fans									
	Interior	20%			2016	\$12,100	2	\$300	B
	No Component	80%							D
Plumbing									
H/C Water Piping									
	Galv Iron/Steel	100%			2026	* *	1		B
Water Heater									
	Gas Fired	100%			2019	\$12,700	2	\$700	B
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)									
	Rigid Piping	100%			2016	\$10,200	4	\$1,300	B
Fixtures									
	Generic	100%							B
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%									
Location : (2) B-9 (1) 1-8									
Explanation : 3 Units									

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

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

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

Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : HEALTH DEPARTMENT 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** : PUBLIC BUILDINGS
Date of Survey : 29-Feb-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,5,7,10
Block : 168 **Lot** : 32 **BIN** : 1001831

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,322,000	\$644,000
Interior Architecture	\$595,500	\$1,571,000
Electrical		\$760,200
Mechanical		\$1,038,900
Total	\$1,917,500	\$4,014,300
Priority A	\$1,322,000	\$644,000
Priority B	\$192,600	\$2,085,400
Priority C	\$402,900	\$1,284,800
Total	\$1,917,500	\$4,014,300

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$17,400		\$19,900	
Interior Architecture	\$155,200		\$659,100	\$68,800
Electrical	\$27,900	\$22,900	\$29,900	\$22,900
Mechanical	\$55,200	\$35,500	\$39,700	\$47,600
Elevators/Escalators	\$98,700	\$98,700	\$98,700	\$98,700
Total	\$354,500	\$157,000	\$847,300	\$238,000
Priority A	\$17,400		\$19,900	
Priority B	\$192,800	\$157,000	\$168,300	\$169,200
Priority C	\$144,200		\$659,100	\$68,800
Total	\$354,500	\$157,000	\$847,300	\$238,000



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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Exterior									
Exterior Walls									
	Masonry: Brick	10%			LIFE	**	5	\$34,900	A
	Masonry: Granite	70%			LIFE	**	5	\$183,000	A
	Masonry: Granite	20%			LIFE	**	5	\$52,300	A
Windows									
	Aluminum	95%	Now	\$962,600	2039	**	5	\$100,900	A
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Bronze/Brass	3%			2031	**	5	\$39,800	A
	Metal Louvers	2%			2032	**	10	\$26,500	A
Parapets									
	Masonry: Brick	40%	Now	\$99,800	LIFE	**	5	\$7,500	A
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Interior Face							
		Worn/Eroded, Extent : Light, Area Affected : 25%							
		Location : Interior Face							
	Masonry: Granite	60%			LIFE	**	5-10	\$156,200	A
Roof									
	Copper/Terne	5%			2051	**	10	\$10,000	A
	Modified Bitumen	28%			2023	\$160,300	10	\$22,400	A
	Modified Bitumen	65%			2028	**	10	\$51,900	A
	Skylight, Metal/Glass	2%			2023	\$213,300	10	\$5,300	A
Interior									
Floors									
	Carpet	25%			2016	\$644,700	3	\$220,200	C
	Ceramic Tile	5%			2026	**	5	\$22,000	C
	Marble Panels	7%			LIFE	**	5	\$46,200	C
	Marble Panels	3%	Now	\$78,700	LIFE	**	5	\$9,900	C
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Stairs To Ninth Floor							
	Quarry Tile	5%			2028	**	5	\$33,000	C
	Raised Access Floor	5%			2032	**	5	\$82,600	C
	Terrazzo	25%			LIFE	**	5	\$172,000	C
	Vinyl Tile	25%			2023	\$1,039,500	3	\$55,000	C
Interior Walls									
	Ceramic Tile	2%			2026	**	5	\$6,900	C
	Gypsum Board	10%			LIFE	**	5-10	\$58,300	C
	Metal Panel	5%			LIFE	**	10	\$7,700	C
	Marble Panels	20%			LIFE	**	10	\$27,400	C
	Plaster	48%			LIFE	**	5-10	\$140,000	C
	SGFT/Glazed Masonry	10%			LIFE	**	10	\$17,200	C
	Wood	5%			LIFE	**	5	\$137,200	C

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

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

Interior

Ceilings

AcousTile,Adhered	10%			2028	**	5	\$44,000	B
AcousTileSusp.Lay-In	40%			2028	**	5	\$176,100	B
Masonry: Marble	3%			LIFE	**	1		B
Masonry: Vault Struct	5%			LIFE	**	10	\$11,000	B
Mosaic Tile	2%			LIFE	**	1		B
Plaster	40%			LIFE	**	5-10	\$302,700	B

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 Code

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2053	**	5	\$800	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Recent Installation Rated @ 4000 Amperes								

Under Construction	50%							D
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Transformers

Dry Type	100%			2043	**	5	\$1,300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Recent Installation Rated 2- 1500 Kva								

Switchgear / Switchboard

Molded Case Bkrs	90%			2053	**	5	\$8,100	B
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								

Under Construction	10%							D
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Raceway

Conduit	80%			2053	**	1		B
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								

Conduit	20%			2023		1	\$129,000	B
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Panelboards

Molded Case Bkrs	90%			2048	**	5	\$8,100	B
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								

Molded Case Bkrs	10%			2031	**	5	\$900	B
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Wiring

Thermoplastic	90%			2053	**	1		B
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								

Thermoplastic	10%			2033	**	1		B
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Motor Controllers

Locally Mounted	20%			2021		5	\$500	B
Under Construction	80%							D

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$10,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Newly Installed</i>								
Stand-by Power								
Transfer Switches								
Under Construction	100%							D
Generators								
Under Construction	100%							D
Fuel Storage								
Under Construction	100%							D
Lighting								
Interior Lighting								
Fluorescent	10%			2023	\$170,000	10	\$31,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	90%			2031	* *	10	\$280,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2031	* *	10	\$41,000	B
Exit, LED	50%			2058	* *	1		B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2031	* *	1	\$38,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Other Public Spaces</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic	100%			2031	* *	1-3	\$209,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2033	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Steam Room</i>								
<i>Explanation : Steam From Con Ed</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2032	* *	5	\$20,200	B
Distribution								
Steam Piping/Pump	100%			2033	* *	4	\$16,800	B
Terminal Devices								
Convactor/Radiator	100%			2028	* *	1	\$110,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	20%			2024	* *	2	\$4,200	B
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 20% Location : Various Locations</i>							
Window/Wall Unit	80%			2018	\$631,500	1		B
Heat Rejection								
Remote Air Cond	20%			2028	* *	2	\$47,400	B
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$60,000	B
No Component	80%							D
Exhaust Fans								
Interior	75%			2023	\$318,400	2	\$7,900	B
No Component	25%							D
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2033	* *	1		B
Galv Iron/Steel	50%			2028	* *	1		B
HW Heat Exchanger								
HTHW/HW	100%			2033	* *			B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2028	* *	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2028	* *	4	\$1,300	B
Backflow Preventer								
No Component	70%							D
Generic	30%			2028	* *	1	\$6,300	B
Fixtures								
Generic	100%							B
Vertical Transport								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
Elevators									
	Geared Traction	100%		LIFE		* *			C
Other Observation, Extent : Light, Area Affected : 100%									
Location : B-10									
Explanation : 10 Units									
Fire Suppression									
Standpipe									
	Generic	100%		2033		* *	1-5	\$171,700	B
Sprinkler									
	No Component	25%							D
	Generic	75%		2043		* *	1-2	\$71,500	B

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

Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

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 / 2003
Area Sq Ft : 85,438 **Project Type** : PUBLIC BUILDINGS
Date of Survey : 17-Sep-2008 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2467 **Lot** : 1 **BIN** : 3063635

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,186,600	
Interior Architecture	\$205,700	\$173,700
Electrical	\$60,900	\$55,900
Mechanical	\$38,400	\$56,500
Total	\$1,491,600	\$286,000
Priority A	\$1,186,600	
Priority B	\$159,300	\$112,400
Priority C	\$145,700	\$173,700
Total	\$1,491,600	\$286,000

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture		\$5,400		
Interior Architecture	\$20,000			\$2,600
Electrical	\$1,400	\$12,600	\$900	
Mechanical	\$14,500	\$39,500	\$17,600	\$10,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$39,900	\$61,400	\$22,400	\$16,800
Priority A		\$5,400		
Priority B	\$39,900	\$56,000	\$22,400	\$14,200
Priority C				\$2,600
Total	\$39,900	\$61,400	\$22,400	\$16,800



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$17,300	A
Glass Block	35%	Now	\$338,500	LIFE	**	5	\$7,600	A
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Masonry: Brick	40%	Now	\$92,100	LIFE	**	5	\$13,800	A
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Window Lintel/Spandrel And Sills Throughout East Facade								
Masonry: Limestone	5%			LIFE	**	5	\$1,300	A
Metal Coiling Doors	10%			2025	**	5	\$10,800	A
Windows								
Aluminum	100%			2028	**	5	\$10,100	A
Parapets								
Masonry: Brick	100%	Now	\$308,300	LIFE	**	5	\$11,700	A
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : East Facade,South Facade								
Expansion Jnt Failure, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : East Facade,West Facade								
Miss/Damaged Copings, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Roof								
Built-Up (BUR)	100%	Now	\$447,700	2030	**			A
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Over Shops And Second Floor								
Interior								
Floors								
Cast in Place Concrete	15%	Now	\$47,400	LIFE	**	5	\$34,300	C
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Loading Dock And Throughout								
Ceramic Tile	5%			2023	\$114,800	5	\$5,200	C
Vinyl Tile	20%	Now	\$39,500	2025	**	3	\$7,800	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout Offices								
Wood	60%			2035	**	5	\$117,700	C
Interior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$10,500	C
Gypsum Board	25%			LIFE	**	5	\$7,800	C
SGFT/Glazed Masonry	25%			LIFE	**			C

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

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

Interior

Ceilings

AcousTileConcealSpLn	25%	Now	\$20,000	2025	* *	5	\$16,300	B
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Broken/Missing Elements, Extent : Moderate, Area Affected : 20%

Location : Lockers, Basement And Bathrooms

Exposed Concrete	75%	4+	\$59,900	LIFE	* *	5	\$12,300	B
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Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : Under Loading Dock Area

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2040	* *	5	\$1,900	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 2000 Amps Main Disconnect Switch

Switchgear / Switchboard

Air Circuit Breaker	100%			2040	* *	5	\$400	B
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Raceway

Conduit	70%			2020		1		B
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Conduit	30%			2040	* *	1		B
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Panelboards

Molded Case Bkrs	95%			2036	* *	5	\$1,800	B
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Recent Installation, Extent : Moderate, Area Affected : 100%

Location : Basement 1st Floor

Molded Case Bkrs	5%			2019	\$1,400	5	\$100	B
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Wiring

Braided Cloth	5%	2-4	\$1,400	2045	* *	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Basement

Thermoplastic	95%			2040	* *	1		B
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Motor Controllers

Locally Mounted	80%			2018	\$30,300	5	\$400	B
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Locally Mounted	20%			2033	* *	5	\$100	B
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5	\$1,000	B
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Lighting

Interior Lighting

Fluorescent	95%			2025	* *	10	\$60,900	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : Using T8 Lamps

HID	5%			2020	\$2,100	10	\$100	B
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
KENT AVENUE SHOPS
Asset # : 2037

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

Lighting

Egress Lighting								
Emergency, Service	50%			2015	\$5,700	1		B
Exit, Service	50%			2015	\$5,700	1		B

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

Heating

Energy Source								
Fuel Oil No 2	100%			2040	**	5	\$21,700	B

Conversion Equipment								
Steam Boiler	100%	Now	\$38,400	2025	**	1	\$62,400	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Boilers</i>								

Distribution								
Steam Piping/Pump	100%			2040	**	4	\$3,500	B

Terminal Devices								
Air Handler	20%			2025	**	1	\$8,700	B
Convactor/Radiator	60%			2033	**	1	\$13,600	B
Fan Coil Unit/Heat	20%			2025	**	1	\$4,500	B

Air Conditioning

Energy Source								
Electricity	100%			2036	**	1		B

Conversion Equipment								
Window/Wall Unit	10%			2018	\$16,200	1		B
No Component	90%							D

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$39,000	B

Exhaust Fans								
Interior	10%			2020	\$8,700	2	\$200	B
Roof	90%			2020	\$56,500	2	\$1,900	B

Plumbing

H/C Water Piping								
Galv Iron/Steel	100%			2025	**	1		B

Water Heater								
Gas Fired	100%			2015	\$18,400	2	\$1,000	B

HW Heat Exchanger								
Low Temp	100%			2030	**	4	\$10,400	B

Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B

Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sump Pump(s)								
	Submersible	100%			2014	\$6,200	4	\$2,000	B
	Sewage Ejector(s)								
	Compressed Air	100%			2030	* *	4	\$2,000	B
	Backflow Preventer								
	Generic	100%			2020	\$7,700	1	\$4,300	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C

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

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

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

Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

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** : **PUBLIC BUILDINGS**
Date of Survey : **08-Jul-2011** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,5,8,11,12,PH**
Block : **140** **Lot** : **123** **BIN** : **3000263**

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$375,500	\$602,000
Interior Architecture	\$6,055,300	\$24,117,200
Electrical	\$150,300	\$2,109,100
Mechanical	\$318,400	\$3,975,300
Total	\$6,899,600	\$30,803,600
Priority A	\$375,500	\$602,000
Priority B	\$2,979,900	\$14,807,200
Priority C	\$3,544,100	\$15,394,400
Total	\$6,899,600	\$30,803,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$70,100	\$7,200		\$25,000
Interior Architecture		\$533,900	\$191,300	\$44,500
Electrical	\$26,100	\$32,900	\$34,000	\$22,000
Mechanical	\$81,800	\$134,800	\$115,800	\$129,900
Elevators/Escalators	\$106,600	\$106,600	\$106,600	\$106,600
Total	\$284,500	\$815,400	\$447,700	\$328,000
Priority A	\$70,100	\$7,200		\$25,000
Priority B	\$214,400	\$274,300	\$256,400	\$258,500
Priority C		\$533,900	\$191,300	\$44,500
Total	\$284,500	\$815,400	\$447,700	\$328,000



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$113,000	A
Masonry: Brick	78%	Now	\$375,500	LIFE	**	5	\$225,600	A
Repairs in Progress, Extent : Light, Area Affected : 10%								
Location : Adams Street Facade								
Sidewalk Shed in Use, Extent : Light, Area Affected : 20%								
Location : West Facade								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Under Windows								
Masonry: Limestone	10%			LIFE	**	5	\$21,700	A
Metal Panel	2%			2042	**	5-10	\$39,800	A
Granite Panels	2%	Now	\$34,700	LIFE	**	5	\$4,300	A
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : Building Base On West Facade								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Building Base On West Facade								
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : West Facade								
Stucco Cement	2%			2035	**	5	\$14,500	A
Window Wall	1%			2042	**	5	\$10,800	A
Windows								
Aluminum	90%			2038	**	5	\$52,800	A
Steel	10%	Now	\$15,700	2030	**	5	\$36,600	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Penthouse Level								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Penthouse Level								
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$9,300	A
Masonry: Brick	75%			LIFE	**	5	\$6,000	A
Metal Rail	10%			2027	**	5-10	\$14,400	A
Roof								
Cast in Place Concrete	5%			LIFE	**			A
Copper/Terne	75%			2050	**	10	\$128,500	A
Modified Bitumen	20%	Now	\$19,700	2022	\$98,300			A
Blisters, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

Interior

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	20%			2018	\$4,169,000	3	\$1,067,800	C
Carpet	10%			2021	\$2,084,500	3	\$533,900	C
Cast in Place Concrete	10%			LIFE	* *	5	\$778,600	C
Ceramic Tile	3%			2025	* *	5	\$106,800	C
Marble Panels	2%			LIFE	* *	5	\$53,400	C
Terrazzo	2%			LIFE	* *	5	\$55,600	C
Horizontal Cracks, Extent : Light, Area Affected : 10%								
Location : Entrance								
Vinyl Tile	43%			2022	\$14,453,400	3	\$574,000	C
Vinyl Tile	10%	Now	\$3,361,300	2032	* *	3	\$133,500	C
Adhesion Failure, Extent : Severe, Area Affected : 100%								
Location : Basement And 8th Floor								
Broken/Missing Elements, Extent : Severe, Area Affected : 60%								
Location : Basement And 8th Floor								
Interior Walls								
Cast in Place Concrete	10%	Now	\$86,800	LIFE	* *			C
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : At Vault In Basement								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Electrical Room,Basement								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Electrical Room,Basement								
Glass: Single Pane	5%			LIFE	* *	5	\$5,000	C
Gypsum Board	38%			LIFE	* *	5	\$30,600	C
Masonry: Brick	10%			LIFE	* *			C
Marble Panels	2%			LIFE	* *			C
Plaster	35%	Now	\$42,700	LIFE	* *	5	\$14,100	C
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : 8th Floor, Various Offices On Other Floors								
Recent Repair Evident, Extent : Light, Area Affected : 5%								
Location : 8th Floor								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
Ceilings									
	AcousTileConcealSpLn	25%			2020	\$6,800,700	5	\$1,112,300	B
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%									
Location : Various									
Staining/Discoloring, Extent : Severe, Area Affected : 100%									
Location : Throughout									
	AcousTileSusp.Lay-In	35%	Now	\$824,400	2027	* *	5	\$622,900	B
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Various Throughout									
	AcousTileSusp.Lay-In	8%	Now	\$1,130,600	2035	* *	5	\$142,400	B
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : 8th Floor									
Misaligned/Bulging, Extent : Severe, Area Affected : 100%									
Location : 8th Floor									
Staining/Discoloring, Extent : Severe, Area Affected : 50%									
Location : 8th Floor									
	Exposed Concrete	5%			LIFE	* *	5	\$27,800	B
Recent Repair Evident, Extent : Light, Area Affected : 8%									
Location : Electrical Room, Basement									
	Plaster	25%			LIFE	* *	5	\$556,200	B
	Plaster	2%			LIFE	* *	5	\$44,500	B

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 Code
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	75%			2048	* *	5	\$900	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : 4000 Amps									
	Fused Disc Sw	25%			2022	\$40,300	5	\$300	B
Transformers									
	Dry Type	100%			2039	* *	5	\$1,000	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Various Sizes									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2048	* *	5	\$7,000	B
Raceway									
	Conduit	80%			2022	\$344,000	1		B
	Conduit	20%			2048	* *	1		B
Panelboards									
	Molded Case Bkrs	20%			2030	* *	5	\$1,400	B
	Molded Case Bkrs	80%			2044	* *	5	\$5,600	B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Braided Cloth	30%	2-4	\$150,300	2047	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Thermoplastic	30%			2032	* *	1		B
Thermoplastic	40%			2048	* *	1		B
Motor Controllers								
Locally Mounted	70%			2035	* *	5	\$1,200	B
Motor Control Center	30%			2035	* *	5	\$2,100	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	* *	5	\$3,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main Basement</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2020	\$10,400	1	\$80,800	B
Generators								
Diesel	100%			2018	\$67,100	1	\$101,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Pump Room Basement</i>								
<i>Explanation : One 41 Kva</i>								
Batteries								
Lead/Acid	100%			2015	\$600	5	\$9,700	B
Fuel Storage								
Day Tank	50%			2021	\$10,800	5	\$24,300	B
Main Tank	50%			2025	* *	5	\$3,900	B
Lighting								
Interior Lighting								
Fluorescent	100%			2022	\$1,309,300	10	\$240,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	10%			2027	* *	1		B
Exit, LED	90%			2062	* *	1		B
Exterior Lighting								
HID	100%			2022	\$108,300	10	\$800	B
Alarm								
Fire/Smoke Detection								
No Component	75%							D
Generic	25%			2027	* *	1-3	\$40,400	B

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2042	* *	1		B
		Other Observation, Extent : Light, Area Affected : 100% Location : Vault Explanation : One 10,000 Gallon Tank						
Conversion Equipment								
Steam Boiler	100%			2035	* *	1	\$259,600	B
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 3 Units						
Distribution								
Hot Wtr Piping/Pump	50%			2030	* *	4	\$9,700	B
Steam Piping/Pump	50%			2032	* *	4	\$6,500	B
Terminal Devices								
Air Handler	30%	Now	\$9,600	2022	\$478,500	1	\$43,800	B
		Other Observation, Extent : Moderate, Area Affected : 3% Location : Compressor And Air Dryer Explanation : Pneumatic Control System						
Convactor/Radiator	50%			2035	* *	1	\$42,400	B
Fan Coil Unit/Heat	20%			2022	\$885,800	1	\$17,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2031	* *	1	\$255,200	B
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Basement						
Ext Pkg Unit - Cooling	5%			2022	\$68,300	2	\$800	B
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof						
No Component	5%							D
Distribution								
Chilled Wtr Pipe/Pump	80%			2032	* *	4	\$10,300	B
No Component	20%							D
Terminal Devices								
Air Handler/Cool/Ht	90%	Now	\$107,400	2022	\$1,074,200	1	\$131,300	B
		Noisy/Vibrating, Extent : Moderate, Area Affected : 15% Location : Multiple Locations Throughout Building						
Fan Coil - Cool/Heat	5%			2022	\$266,000	1	\$4,200	B
No Component	5%							D

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Heat Rejection								
Air Condenser Unit	5%			2022	\$28,100	2	\$9,100	B
Water Cool Tower	90%			2023	\$726,000	2	\$237,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent Building</i>								
<i>Explanation : Cooling Tower</i>								
No Component	5%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$146,000	B
Exhaust Fans								
Interior	80%			2022	\$261,600	2	\$6,500	B
Roof	20%			2022	\$47,000	2	\$1,600	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$176,700	2027	* *	1		B
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	100%			2020	\$68,800	2	\$3,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 250 Gallon Tank</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2022	\$10,200	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2022	\$10,200	4	\$2,000	B
Fixtures								
Generic	100%							B
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Travel From 1st : 12th Floor</i>								
<i>Explanation : 9 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	\$132,200	B
Sprinkler								
No Component	95%							D
Generic	5%			2032	* *	1-2	\$3,700	B

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

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

Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : LOUIS LEFKOWITZ BLDG.
Address : 80 CENTRE STREET @ WORTH ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGS0055.000 / 13877 **Yr Built/Renovated** : 1927 / 2007
Area Sq Ft : 500,000 **Project Type** : PUBLIC BUILDINGS
Date of Survey : 29-Feb-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5,7,8,9,ph
Block : 166 **Lot** : 27 **BIN** : 1001830

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$2,799,100	\$1,129,000
Interior Architecture	\$2,244,600	\$2,339,400
Electrical	\$1,140,900	\$5,445,200
Mechanical	\$101,400	\$5,405,000
Total	\$6,286,000	\$14,318,500
Priority A	\$2,799,100	\$1,129,000
Priority B	\$1,625,000	\$11,117,100
Priority C	\$1,861,900	\$2,072,500
Total	\$6,286,000	\$14,318,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture				
Interior Architecture	\$61,100	\$11,000	\$27,200	\$50,600
Electrical	\$47,400	\$42,200	\$61,000	\$48,400
Mechanical	\$66,200	\$32,300	\$65,300	\$62,500
Elevators/Escalators	\$88,800	\$88,800	\$88,800	\$88,800
Total	\$263,600	\$174,300	\$242,300	\$250,400
Priority A				
Priority B	\$202,400	\$163,300	\$237,100	\$199,700
Priority C	\$61,100	\$11,000	\$5,100	\$50,600
Total	\$263,600	\$174,300	\$242,300	\$250,400



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Bronze/Brass	2%			LIFE	**	10	\$54,500	A
Copper/Terne	3%			2043	**	10	\$12,300	A
Masonry: Brick	45%			LIFE	**	5	\$156,800	A
Masonry: Granite	40%			LIFE	**	5	\$104,600	A
Masonry: Granite	10%	Now	\$233,000	LIFE	**	5	\$13,100	A
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Penthouse, Window Sills								
Windows								
Bronze/Brass	60%			2031	**	5	\$796,200	A
Steel	40%	Now	\$1,475,700	2031	**	5	\$530,800	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Courtyards								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Courtyards								
Parapets								
Copper/Terne	2%			2043	**	5	\$1,800	A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Coping								
Explanation : Covered With Tar								
Masonry: Brick	53%			LIFE	**	5-10	\$68,400	A
Masonry: Granite	45%			LIFE	**	5-10	\$117,200	A
Roof								
Built-Up (BUR)	80%	Now	\$342,300	2033	**			A
Blisters, Extent : Moderate, Area Affected : 25%								
Location : Over 9th Floor								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Over 9th Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Over 9th Floor								
Single Ply Membrane	20%			2023	\$56,300	10	\$16,000	A
Recent Repair Evident, Extent : Light, Area Affected : 25%								
Location : Over 8th Floor								

Interior

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	5%			2024	**	3	\$33,000	C
Cast in Place Concrete	10%			LIFE	**	5	\$192,600	C
Ceramic Tile	3%			2032	**	5	\$13,200	C
Mosaic Tile	2%			2028	**	5	\$22,000	C
Vinyl Tile	45%			2023	\$1,871,200	3	\$99,100	C
Vinyl Tile	35%	Now	\$1,455,300	2033	**	3	\$57,800	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Corridors And Offices, 9th Floor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Corridors And Offices, 9th Floor								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : 9x9 Tiles								
Interior Walls								
Ceramic Tile	3%			2026	**	5	\$10,300	C
Glass: Single Pane	2%			LIFE	**	5	\$10,300	C
Gypsum Board	25%			LIFE	**	5-10	\$145,800	C
Gypsum Board	5%			LIFE	**	5-10	\$29,200	C
Masonry: Brick	5%			LIFE	**	10	\$5,100	C
Metal Panel	8%			LIFE	**	10	\$12,400	C
Marble Panels	10%			LIFE	**	10	\$13,700	C
Plaster	7%	Now	\$131,000	LIFE	**	5	\$7,200	C
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : 9th Floor								
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : 9th Floor								
Paint Peeling, Extent : Severe, Area Affected : 100%								
Location : 9th Floor								
Plaster	35%			LIFE	**	5-10	\$102,100	C
Ceilings								
AcousTile,Adhered	20%			2028	**	5	\$88,100	B
AcousTileSusp.Lay-In	10%			2036	**	5	\$44,000	B
Gypsum Board	5%			LIFE	**	5-10	\$75,700	B
Plaster	52%			LIFE	**	5-10	\$393,500	B
Plaster	8%	Now	\$60,000	LIFE	**	5	\$22,000	B
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : 9th Floor								
Paint Peeling, Extent : Severe, Area Affected : 25%								
Location : 9th Floor								
Staining/Discoloring, Extent : Severe, Area Affected : 50%								
Location : 9th Floor								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : 9th Floor								
Plaster	5%			LIFE	**	5-10	\$37,800	B

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

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts									
Service Equipment									
Air Circuit Breaker	30%			2049	* *	5	\$600	B	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Low Voltage Power Breaker Rated @ 4000 Amperes								
Fused Disc Sw	70%			2033	* *	5	\$1,300	B	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : 2- 4000 Amps Main Service Protectors								
Switchgear / Switchboard									
Air Circuit Breaker	30%			2049	* *	5	\$600	B	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Low Voltage Power Breakers								
Fused Disc Sw	70%			2033	* *	5	\$1,300	B	
Raceway									
Conduit	90%			2023	\$580,500	1		B	
Conduit	10%			2049	* *	1		B	
Panelboards									
Fused Disc Sw	5%			2045	* *	5	\$500	B	
Molded Case Bkrs	85%			2022	\$465,900	5	\$9,200	B	
Molded Case Bkrs	10%			2045	* *	5	\$1,100	B	
Wiring									
Braided Cloth	90%	2-4	\$676,300	2048	* *	1		B	
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
Thermoplastic	10%			2049	* *	1		B	
Motor Controllers									
Locally Mounted	60%	2-4	\$419,000	2043	* *	5	\$800	B	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
Locally Mounted	20%			2021	\$139,700	5	\$600	B	
Locally Mounted	20%			2040	* *	5	\$600	B	
Ground									
Grounding Devices									
Not Accessible	50%							D	
	Other Observation, Extent : Light, Area Affected : 0%								
	Location :								
	Explanation : Covered With Insulation								
Generic	50%			LIFE	* *	5	\$6,000	B	
Stand-by Power									
Transfer Switches									
Automatic	100%			2028	* *	1	\$126,300	B	

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Generators								
Diesel	100%			2026	* *	1	\$158,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : 125 Kw Onan Cummins Genset							
Batteries								
Nickel Cadmium	100%			2016	\$600	5	\$91,200	B
Fuel Storage								
Day Tank	50%			2031	* *	5	\$38,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : No Available Rating Capacity							
Main Tank	50%			2038	* *	5	\$6,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 275 Gallons Capacity							
Lighting								
Interior Lighting								
Fluorescent	75%			2023	\$1,534,300	10	\$281,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-12 Lamps							
Fluorescent	20%			2031	* *	10	\$75,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Some Areas							
	Explanation : T-8 Lamps							
Fluorescent	5%			2023	\$102,300	10	\$18,800	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Staircase Area							
	Explanation : Compact Fluorescent Lamps							
Egress Lighting								
Emergency, Battery	40%			2023	\$67,200	10	\$39,500	B
Exit, LED	60%			2038	* *	1		B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2023	\$419,500	1	\$45,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Lobby And Other Public Spaces							
	Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection								
No Component	65%							D
Generic	35%			2023	\$1,675,400	1-3	\$91,100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways And Offices							
	Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors							

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2033	* *	1		B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub Basement Steam Room								
Explanation : Steam From Con Ed								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%	Now	\$5,700	2026	* *	5	\$12,200	B
Leak Evident, Extent : Severe, Area Affected : 3%								
Location : Sub Basement Prv Room								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Sub -basement Prv Room								
Explanation : 2 Heat Exchangers For Marriage Bureau Heating Devices								
Distribution								
Hot Wtr Piping/Pump	5%			2045	* *	4	\$1,000	B
Steam Piping/Pump	95%			2033	* *	4	\$19,200	B
Terminal Devices								
Air Handler	5%			2031	* *	1	\$12,700	B
Convactor/Radiator	90%			2021	\$3,928,900	1	\$119,200	B
Fan Coil Unit/Heat	5%			2031	* *	1	\$6,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2031	* *	1	\$9,500	B
R-22 Refrigerant, Extent : Light, Area Affected : 5%								
Location : Lower Roof, For Marriage Bureau								
Window/Wall Unit	85%			2018	\$807,700	1		B
No Component	10%							D
Other Observation, Extent : Light, Area Affected : 0%								
Location : Sub Basement								
Explanation : 1 Electric Centrifugal System Never Been Connected								
Distribution								
Chilled Wtr Pipe/Pump	5%			2049	* *	4	\$1,000	B
No Component	95%							D
Terminal Devices								
Air Handler/Cool/Ht	5%			2031	* *	1	\$12,700	B
Other Observation, Extent : Light, Area Affected : 5%								
Location : Marriage Bureau								
Explanation : For Marriage Bureau								
No Component	95%							D
Heat Rejection								
Air Condenser Unit	5%			2031	* *	2	\$14,300	B
No Component	95%							D

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$361,200	B
Exhaust Fans								
Interior	90%			2023	\$459,900	2	\$11,400	B
Roof	10%			2028	* *	2	\$1,300	B
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2043	* *	1		B
Galv Iron/Steel	10%	2-4	\$2,800	2028	* *	1		B
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Water Main, Sub Basement								
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$40,600	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2031	* *	4	\$2,000	B
Backflow Preventer								
No Component	50%							D
Generic	50%			2028	* *	1	\$12,600	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%								
Location : B-9								
Explanation : 10 Units - 2 Freight, 8 Passenger								
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	\$206,600	B
Sprinkler								
No Component	90%							D
Generic	10%			2033	* *	1-2	\$11,500	B

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : MIDTOWN COMMUNITY COURT
Address : 314 W. 54 STREET @EIGHTH AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGS0058.000 / 13880 **Yr Built/Renovated** : 1896 / 2012
Area Sq Ft : 36,000 **Project Type** : PUBLIC BUILDINGS
Date of Survey : 17-Feb-2012 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1044 **Lot** : 22 **BIN** : 1025397

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$288,700	\$356,200
Interior Architecture	\$120,200	\$272,900
Electrical		\$261,700
Mechanical		\$811,800
Total	\$408,900	\$1,702,600
Priority A	\$288,700	\$356,200
Priority B		\$1,073,500
Priority C	\$120,200	\$272,900
Total	\$408,900	\$1,702,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$14,500			\$21,200
Interior Architecture	\$80,500		\$21,700	\$5,800
Electrical	\$49,900	\$800	\$1,000	\$1,100
Mechanical	\$8,100	\$5,400	\$5,400	\$5,900
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$158,900	\$12,200	\$33,900	\$40,000
Priority A	\$14,500			\$21,200
Priority B	\$108,500	\$12,200	\$25,600	\$12,900
Priority C	\$35,900		\$8,300	\$5,800
Total	\$158,900	\$12,200	\$33,900	\$40,000



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

Architecture		Current Repair			Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$201,200	A
Masonry: Brick	50%			LIFE	**	5	\$85,900	A
Repairs in Progress, Extent : Light, Area Affected : 25%								
Location : Throughout								
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Masonry: Granite	10%			LIFE	**	5	\$12,900	A
Stucco Cement	15%			2028	**	5	\$32,200	A
Under Construction	10%							D
Windows								
Bronze/Brass	50%	Now	\$145,100	2031	**	5	\$10,600	A
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Painted								
Steel	50%			2022	\$212,700	5	\$42,400	A
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$2,600	A
Cast Stone/Terra Cotta	15%			LIFE	**	5-10	\$3,800	A
Copper/Terne	10%			2043	**	5	\$400	A
Masonry: Brick	65%			LIFE	**	5-10	\$4,000	A
Repairs in Progress, Extent : Light, Area Affected : 25%								
Location : Throughout								
Roof								
Under Construction	100%							D
Interior								
Floors								
Carpet	15%			2022	\$63,500	3	\$15,000	C
Cast in Place Concrete	5%			LIFE	**	5	\$14,600	C
Ceramic Tile	5%			2026	**	5	\$3,300	C
Marble Panels	5%	Now	\$43,000	LIFE	**	5	\$2,500	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Main Stair								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Main Stair								
Quarry Tile	10%			2028	**	5	\$10,000	C
Vinyl Tile	40%			2023	\$272,900	3	\$13,400	C
Vinyl Tile	20%			2028	**	3	\$5,000	C

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

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

Interior

Interior Walls

Ceramic Tile	5%			2032	**	5	\$5,000	C
Concrete Masonry Unit	5%			LIFE	**	5	\$4,000	C
Gypsum Board	35%			LIFE	**	5-10	\$59,000	C
Masonry: Brick	5%			LIFE	**	10	\$1,500	C
Plaster	10%	Now	\$39,000	LIFE	**	5	\$3,000	C

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

Location : Main Stair

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

Location : Main Stair

Plaster	40%			LIFE	**	5-10	\$33,700	C
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Ceilings

AcousTileSusp.Lay-In	40%			2036	**	5	\$26,700	B
AcousTileSusp.Lay-In	20%			2028	**	5	\$13,400	B
Masonry: Vault Struct	5%			LIFE	**	10	\$1,700	B
Plaster	10%	Now	\$24,600	LIFE	**	5	\$4,200	B

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

Location : Bulkhead

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

Location : 6th Floor And Bulkhead

Plaster	25%			LIFE	**	5-10	\$28,700	B
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2023	\$1,600	5	\$100	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated @ 800 Amperes

Under Construction	50%							D
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Switchgear / Switchboard

Fused Disc Sw	50%			2023	\$24,000	5	\$100	B
Under Construction	50%							D

Raceway

Conduit	75%			2023	\$19,500	1		B
Under Construction	25%							D

Panelboards

Fused Disc Sw	10%			2022	\$3,600	5	\$100	B
Molded Case Bkrs	20%	2-4	\$7,300	2048	**	5	\$100	B

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

Location : Throughout

Molded Case Bkrs	30%			2031	**	5	\$200	B
Molded Case Bkrs	20%			2022	\$7,300	5	\$200	B
Under Construction	20%							D

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$19,600	2048	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2023	\$2,800	1		B
Under Construction	20%							D
Motor Controllers								
Locally Mounted	20%			2021	\$4,400	5		B
Under Construction	80%							D
Ground								
Grounding Devices								
Under Construction	50%							D
Generic	50%	Now	\$500	LIFE	* *	5	\$200	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded And Connected With Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	80%			2018	\$149,800	10	\$21,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Under Construction	20%							D
Egress Lighting								
Emergency, Battery	30%			2023	\$3,900	10	\$2,100	B
Exit, LED	70%			2058	* *	1		B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2023	\$32,700	1	\$3,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Courtyard, 1st, 5th And 6th Floors</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2023	\$111,900	1-3	\$5,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Alarm Bells, Strobe Lights, Horns And Manual Pull Stations</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2033	* *	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Steam Boiler	100%			2028	* *	1	\$29,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit - Scheduled To Be Replaced By New Hot Water Boiler</i>								
Distribution								
Steam Piping/Pump	100%			2023	\$251,300	4	\$2,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Heating System Replacement Is In Progress</i>								
Terminal Devices								
Convactor/Radiator	100%			2021	\$340,000	1	\$9,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Scheduled To Be Replaced</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	30%			2018	\$49,900	2	\$500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : A C System Replacement Is In Progress</i>								
Window/Wall Unit	40%			2018	\$29,600	1		B
No Component	30%							D
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	\$7,800	B
No Component	70%							D
Exhaust Fans								
Interior	30%			2018	\$11,900	2	\$300	B
No Component	70%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2021	\$107,500	1		B
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main Valve, Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : System Replacement Is In Progress</i>								
Water Heater								
Gas Fired	100%			2023	\$8,400	2	\$400	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B

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Estimates are rounded to the nearest hundred dollars.*

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2033	* *	4	\$1,300	B
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-6							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2053	* *	1-5	\$15,400	B
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Various							
	Sprinkler								
	No Component	85%							D
	Generic	15%			2023	\$63,000	1-2	\$1,200	B

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

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** : PUBLIC BUILDINGS
Date of Survey : 23-Feb-2012 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,4,5,11,13,20,24,26
Block : 121 **Lot** : 1 **BIN** : 1001394

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,076,800	\$1,190,600
Interior Architecture	\$1,662,400	\$2,740,000
Electrical	\$308,400	\$4,697,600
Mechanical	\$40,000	\$4,615,000
Total	\$3,087,500	\$13,243,200
Priority A	\$1,076,800	\$1,190,600
Priority B	\$1,406,600	\$10,033,200
Priority C	\$604,100	\$2,019,400
Total	\$3,087,500	\$13,243,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture			\$28,600	
Interior Architecture	\$230,800	\$48,200	\$197,900	\$135,700
Electrical	\$80,600	\$61,400	\$67,000	\$66,500
Mechanical	\$84,200	\$126,500	\$108,900	\$172,500
Elevators/Escalators	\$1,101,500	\$1,101,500	\$1,101,500	\$1,101,500
Total	\$1,497,000	\$1,337,600	\$1,503,800	\$1,476,200
Priority A			\$28,600	
Priority B	\$1,266,300	\$1,307,400	\$1,277,300	\$1,340,500
Priority C	\$230,800	\$30,200	\$197,900	\$135,700
Total	\$1,497,000	\$1,337,600	\$1,503,800	\$1,476,200



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Granite	100%			LIFE	**	5	\$1,137,200	A
Windows								
Aluminum	95%			2039	**	5	\$173,700	A
Bronze/Brass	5%			2031	**	5	\$57,200	A
Parapets								
Masonry: Brick	60%			LIFE	**	5-10	\$154,800	A
Masonry: Granite	30%			LIFE	**	5-10	\$156,300	A
Masonry: Granite	10%	Now	\$53,400	LIFE	**	5	\$4,700	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Roof								
Metal Panel	15%			2028	**	10	\$27,000	A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Sloped Roof								
Explanation : Painted Surface								
Modified Bitumen	25%	Now	\$38,100	2023	\$190,700			A
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
Location : Over 24th Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over 24th Floor								
Modified Bitumen	40%			2023	\$305,100	10	\$39,300	A
Panel/Paver: Cer/Brk	20%	Now	\$55,500	2043	**			A
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Over Chiller Room In Sub-basement								
Interior								
Floors								
Carpet	5%			2024	**	3	\$90,500	C
Carpet	25%			2022	\$1,910,200	3	\$452,300	C
Carpet	20%			2019	\$1,528,200	3	\$482,400	C
Cast in Place Concrete	3%			LIFE	**	5	\$158,300	C
Ceramic Tile	2%			2036	**	5	\$24,100	C
Mosaic Tile	15%			2028	**	5	\$452,300	C
Marble Panels	2%			LIFE	**	5	\$36,200	C
Vinyl Tile	10%			2018	\$1,232,100	3	\$60,300	C
Vinyl Tile	18%			2028	**	3	\$81,400	C

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	2%			2036	**	5	\$15,800	C
Concrete Masonry Unit	5%			LIFE	**	5	\$31,600	C
Glass: Single Pane	3%			LIFE	**	5	\$35,500	C
Gypsum Board	30%			LIFE	**	5-10	\$402,700	C
Gypsum Board	3%			LIFE	**	5-10	\$40,300	C
Masonry: Brick	5%			LIFE	**	10	\$11,800	C
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Electrical Room</i>								
Marble Panels	10%			LIFE	**	10	\$31,600	C
Plaster	37%			LIFE	**	5-10	\$248,300	C
Plaster	5%	Now	\$77,600	LIFE	**	5	\$11,800	C
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair To 25th Floor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair To 25th Floor</i>								
Ceilings								
AcousTileConcealSpLn	15%			2028	**	5	\$226,100	B
AcousTileSusp.Lay-In	5%			2028	**	5	\$60,300	B
AcousTileSusp.Lay-In	32%			2036	**	5	\$386,000	B
AcousTileSusp.Lay-In	3%			2040	**	5	\$36,200	B
Exposed Concrete	3%	Now	\$149,500	LIFE	**	5	\$5,700	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sub Basement</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sub Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sub Basement</i>								
Gypsum Board	2%			LIFE	**	5-10	\$82,900	B
Plaster	15%	Now	\$333,200	LIFE	**	5	\$113,100	B
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridor(s) All floors</i>								
Plaster	25%			LIFE	**	5-10	\$518,200	B

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 Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	**	5	\$3,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : (3) 6000 Amps Bolted Pressure Switch Main Disconnects; (4) 4000 Amps Bolted Pressure Main Disconnects.</i>								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Transformers								
Dry Type	50%			2021	\$7,500	5	\$1,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : (3) 1000 Kva							
Dry Type	50%			2036	* *	5	\$1,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : (2) 500 Kva , 480/277/208 Volts							
Switchgear / Switchboard								
Fused Disc Sw	10%			2023	\$89,400	5	\$300	B
Molded Case Bkrs	70%			2043	* *	5	\$14,100	B
Molded Case Bkrs	20%			2033	* *	5	\$4,000	B
Raceway								
Busway	5%			2028	* *	1		B
Conduit	55%			2023	\$639,600	1		B
Conduit	40%			2043	* *	1		B
Panelboards								
Molded Case Bkrs	50%			2022	\$502,200	5	\$10,100	B
Molded Case Bkrs	50%			2039	* *	5	\$10,100	B
Wiring								
Braided Cloth	20%	2-4	\$271,000	2048	* *	1		B
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Busway	5%			2028	* *	1		B
Thermoplastic	30%			2033	* *	1		B
Thermoplastic	45%			2043	* *	1		B
Motor Controllers								
Locally Mounted	20%			2021	\$239,900	5	\$1,000	B
Locally Mounted	60%			2036	* *	5	\$3,100	B
Motor Control Center	20%			2021	\$239,900	5	\$4,200	B
Ground								
Grounding Devices								
Not Accessible	100%							D
	Other Observation, Extent : Light, Area Affected : 0%							
	Location :							
	Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible - Covered With Insulation							
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	\$234,700	B
Generators								
Diesel	100%			2036	* *	1	\$294,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room / Basement							
	Explanation : Cumminns Genset Rated @ 1352 Kw							

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

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 Code
Stand-by Power								
Batteries								
Lead/Acid	100%			2018	\$700	5	\$28,200	B
Fuel Storage								
Day Tank	50%			2045	* *	5	\$74,800	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room / Basement							
	Explanation : 550 Gallons Capacity							
Main Tank	50%			2038	* *	5	\$11,900	B
Lighting								
Interior Lighting								
Fluorescent	59%			2028	* *	10	\$436,100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	30%			2023	\$1,307,900	10	\$221,800	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-12 Lamps							
Fluorescent	10%			2023	\$436,000	10	\$73,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Corridors And Basement							
	Explanation : Compact Fluorescent Lamps							
HID	1%			2023	\$36,100	10	\$300	B
Egress Lighting								
Emergency, Battery	50%			2028	* *	10	\$97,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Some Lighting Fixtures Are Equipped With Battery Pack							
Exit, LED	50%			2051	* *	1		B
Exterior Lighting								
HID	100%			2023	\$340,100	10	\$2,400	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2031	* *	1	\$85,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Lobby And Corridors							
	Explanation : CCTV Surveillance Camera System							
Fire/Smoke Detection								
Under Construction	100%							D

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2033	**	1		B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Steam Room								
Explanation : From Con Edison								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2026	**	5	\$47,900	B
Distribution								
Steam Piping/Pump	100%			2033	**	4	\$39,800	B
Terminal Devices								
Air Handler	10%			2023	\$531,000	1	\$49,900	B
Convactor/Radiator	90%			2028	**	1	\$234,700	B
Air Conditioning								
Energy Source								
Utility Steam	10%			2033	**	1		B
Electricity	90%			2031	**	1		B
Conversion Equipment								
Absorption Chiller/Steam/HW	10%			2032	**	1	\$87,300	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub Basement Air Conditioning Equipment Room								
Explanation : 90% Of Equipment Capacity Services Other Nearby City Buildings								
Int Pkg Unit - Cooling	10%			2021	\$1,369,600	2	\$5,000	B
Window/Wall Unit	65%			2018	\$1,316,200	1		B
No Component	15%							D
Distribution								
Chilled Wtr Pipe/Pump	10%			2033	**	4	\$4,000	B
No Component	90%							D
Terminal Devices								
Air Handler/Cool/Ht	20%			2023	\$711,200	1	\$99,800	B
No Component	80%							D
Heat Rejection								
Water Cool Tower	20%			2021	\$344,200	2	\$162,200	B
Repairs In Progress, Extent : Light, Area Affected : 10%								
Location : 5 Units On 26th Floor Roof. 2 Older Units Are Currently Under Repair								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 26th Floor Roof								
Explanation : 90% Of Equipment Capacity Services Other Nearby City Buildings								
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$142,300	B
No Component	80%							D
Exhaust Fans								
Interior	20%			2023	\$91,700	2	\$5,000	B
No Component	80%							D

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2043	* *	1		B
Galv Iron/Steel	20%			2028	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$79,900	B
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Basement						
		Explanation : 3 Units						
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2023	\$11,100	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2028	* *	4	\$1,300	B
Backflow Preventer								
Generic	100%			2031	* *	1	\$49,800	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : (16) 1-15 (8) 15-24 (4) 16-25 (2) Service Units 1-25 (1) Tower 24-36						
		Explanation : Total 31 Units. 30 Main Elevators, 1 Tower Elevator						
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$407,100	B
Sprinkler								
No Component	70%							D
Generic	30%			2033	* *	1-2	\$67,800	B

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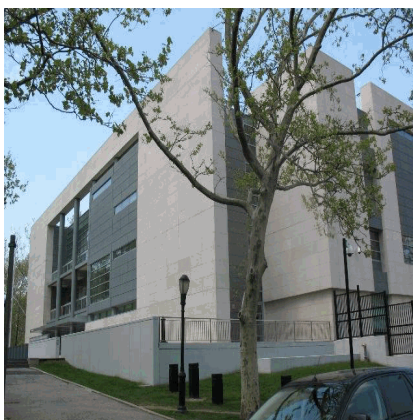
Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : OEM HEADQUARTERS
Address : 165 CADMAN PLAZA EAST
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DGS0069.000 / 14126 **Yr Built/Renovated** : 2007 /
Area Sq Ft : 67,531 **Project Type** : PUBLIC BUILDINGS
Date of Survey : 02-Mar-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 85 **Lot** : 6 **BIN** : 3000172

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$63,300	\$90,600
Interior Architecture	\$46,100	
Electrical		\$45,600
Total	\$109,400	\$136,200
Priority A	\$63,300	\$90,600
Priority B		\$45,600
Priority C	\$46,100	
Total	\$109,400	\$136,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$71,000	\$33,400		
Interior Architecture	\$78,700	\$41,300	\$10,900	
Electrical	\$16,300	\$10,300	\$10,000	\$9,000
Mechanical	\$36,900	\$10,300	\$17,000	\$11,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$210,800	\$103,200	\$45,900	\$28,800
Priority A	\$71,000	\$33,400		
Priority B	\$110,800	\$53,300	\$35,000	\$28,800
Priority C	\$29,000	\$16,500	\$10,900	
Total	\$210,800	\$103,200	\$45,900	\$28,800



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Metal, Corrugated	10%			2049	**	1		A
Metal Panel	5%			2049	**	5-10	\$14,400	A
Panel/Paver: Limestone	80%			LIFE	**	5	\$50,400	A
	Misaligned/Bulging, Extent : Light, Area Affected : 10%							
	Location : South Facade, East Facade							
Window Wall	5%			2049	**	5	\$7,900	A
Windows								
Aluminum	100%	Now	\$63,300	2045	**	5	\$6,600	A
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : North Facade							
Parapets								
Metal Panel	65%			2049	**	5	\$47,400	A
Metal Rail	25%			2040	**	5-10	\$85,000	A
Panel/Paver: Limestone	10%			LIFE	**	5-10	\$16,300	A
Roof								
IRMA/Protected Membrane	100%			2031	**	10	\$39,000	A
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Interior								
Floors								
Carpet	40%			2024	**	3	\$49,600	C
Cast in Place Concrete	5%	Now	\$12,500	LIFE	**	5	\$9,000	C
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 100%							
	Location : Plumbing Fire Protection Room							
Ceramic Tile	3%			2036	**	5	\$2,500	C
Raised Access Floor	2%			2036	**	5	\$6,200	C
Vinyl Tile	50%			2031	**	3	\$15,500	C
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$2,800	C
Glass: Single Pane	10%			LIFE	**	5	\$8,400	C
Gypsum Board	75%			LIFE	**	5-10	\$71,200	C
Granite Panels	5%			LIFE	**	10	\$1,100	C
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : First Floor, Lobby							
	Explanation : This Component Is Actually Slate Panels							
Wood	5%			LIFE	**	5	\$22,300	C
Ceilings								
AcousTileSusp.Lay-In	60%			2040	**	5	\$49,600	B
Exposed Concrete	25%			LIFE	**	5-10	\$25,800	B
Gypsum Board	15%			LIFE	**	5-10	\$42,600	B
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Commissioners Office							
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : Commissioners Office							
	Explanation : The Water Is Coming From Balcony Above Office							

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
OEM HEADQUARTERS
Asset # : 14126

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated @ 4000 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	95%			2049	**	5	\$200	B
Molded Case Bkrs	5%			2049	**	5	\$100	B
Raceway								
Conduit	100%			2049	**	1		B
Panelboards								
Molded Case Bkrs	100%			2045	**	5	\$1,500	B
Wiring								
Thermoplastic	100%			2049	**	1		B
Motor Controllers								
Locally Mounted	30%			2040	**	5	\$100	B
Motor Control Center	70%			2040	**	5	\$1,100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$17,100	B
Generators								
Diesel	100%			2036	**	1	\$21,400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : Generator Rated @ 1400 Kw								
Batteries								
Nickel Cadmium	100%			2018	\$600	5	\$12,300	B
Fuel Storage								
Main Tank	100%			2058	**	5	\$1,600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 7500 Gallons Capacity								
Lighting								
Interior Lighting								
Fluorescent	85%			2031	**	10	\$43,100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2031	**	10	\$2,500	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Corridors								
Explanation : T-5 Lamps								
HID	10%			2031	**	10	\$200	B

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

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

Lighting

Egress Lighting								
Emergency, Service	50%			2031	**	1		B
Exit, LED	50%			2058	**	1		B
Exterior Lighting								
HID	100%			2031	**	10	\$200	B

Alarm

Security System								
Generic	100%			2031	**	1	\$20,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic	100%			2031	**	1-3	\$34,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Alarm Bells</i>								

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

Heating

Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2040	**	1	\$27,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2045	**	4	\$2,700	B
Terminal Devices								
Air Handler	70%			2031	**	1	\$24,000	B
Convactor/Radiator	30%			2040	**	1	\$5,400	B

Air Conditioning

Energy Source								
Electricity	100%			2045	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	20%			2027	**	2	\$700	B
Ext Pkg Unit - Heating/Cooling	80%			2028	**	2	\$2,700	B
Distribution								
Chilled Wtr Pipe/Pump	20%			2049	**	4	\$500	B
No Component	80%							D
Heat Rejection								
Remote Air Cond	20%			2028	**	2	\$7,700	B
No Component	80%							D

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$48,800	B
Exhaust Fans								
Roof	100%			2028	* *	2	\$1,700	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	* *	1		B
Water Heater								
Gas Fired	100%			2022	\$14,500	2	\$800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Dual Fuel Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2031	* *	1	\$3,400	B
Fixtures								
Generic	100%							B
<i>Low Consumption Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : C-3</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2049	* *	1-5	\$27,900	B
Sprinkler								
Generic	100%			2049	* *	1-2	\$15,500	B
Fire Pump								
Generic	100%			2036	* *	1	\$10,300	B

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$144,200	\$390,100
Interior Architecture	\$340,000	\$1,124,100
Electrical		\$160,800
Mechanical	\$30,300	
Total	\$514,600	\$1,675,000
Priority A	\$144,200	\$390,100
Priority B	\$185,100	\$238,700
Priority C	\$185,300	\$1,046,200
Total	\$514,600	\$1,675,000

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$43,600			
Interior Architecture	\$101,000		\$4,600	\$44,600
Electrical	\$16,600	\$13,400	\$14,100	\$12,000
Mechanical	\$83,000	\$47,500	\$77,400	\$41,500
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
Total	\$270,800	\$87,600	\$122,800	\$124,700
Priority A	\$43,600			
Priority B	\$156,300	\$87,600	\$118,200	\$80,100
Priority C	\$70,900		\$4,600	\$44,600
Total	\$270,800	\$87,600	\$122,800	\$124,700



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	40%			LIFE	**	5	\$80,600	A
Metal/Glass Curt Wall	55%			LIFE	**	5	\$207,800	A
Marble Panels	5%			LIFE	**	5	\$7,600	A
Windows								
Aluminum	100%			2039	**	5	\$45,500	A
Parapets								
Masonry: Brick	30%			LIFE	**	5-10	\$20,000	A
Metal/Glass Curt Wall	30%			2043	**	5	\$11,300	A
Metal Panel	40%			2043	**	5	\$15,100	A
Roof								
Modified Bitumen	100%			2023	\$245,900	10	\$34,300	A
Interior								
Floors								
Carpet	30%			2019	\$321,900	3	\$109,900	C
Cast in Place Concrete	10%			LIFE	**	5	\$80,200	C
Ceramic Tile	5%			2026	**	5	\$9,200	C
Vinyl Tile	55%			2023	\$951,700	3	\$50,400	C
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$45,400	C
Ceramic Tile	5%			2032	**	5	\$9,100	C
Concrete Masonry Unit	15%			LIFE	**	5	\$21,800	C
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Stairwells, Basement</i>					
Gypsum Board	50%			LIFE	**	5-10	\$154,300	C
Plaster	20%			LIFE	**	5-10	\$30,900	C
Ceilings								
AcousTileSusp.Lay-In	85%	2-4	\$51,500	2028	**	5	\$77,900	B
			<i>Loose/Delam Surface, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Lobby, Corridors</i>					
			<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Lobby, Corridors</i>					
Exposed Concrete	5%			LIFE	**	5-10	\$11,500	B
Exposed Struc: Steel	5%	2-4	\$103,200	LIFE	**			B
			<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Basement, Throughout</i>					
Gypsum Board	5%			LIFE	**	5-10	\$31,500	B

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 Code

Under 600 Volts

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Estimates are rounded to the nearest hundred dollars.

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2049	* *	5	\$600	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 3000 Amps Main Disconnect Switch									
Switchgear / Switchboard									
	Fused Disc Sw	80%			2049	* *	5	\$400	B
	Fused Disc Sw	20%			2033	* *	5	\$100	B
Raceway									
	Conduit	80%			2049	* *	1		B
	Conduit	20%			2033	* *	1		B
Panelboards									
	Fused Disc Sw	10%			2045	* *	5	\$300	B
	Fused Disc Sw	5%			2045	* *	5	\$100	B
	Molded Case Bkrs	10%			2031	* *	5	\$300	B
	Molded Case Bkrs	75%			2045	* *	5	\$2,400	B
Wiring									
	Thermoplastic	90%			2049	* *	1		B
	Thermoplastic	10%			2033	* *	1		B
Motor Controllers									
	Locally Mounted	30%			2036	* *	5	\$200	B
	Motor Control Center	70%			2036	* *	5	\$2,300	B
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$3,600	B
Stand-by Power									
Transfer Switches									
	Automatic	100%			2040	* *	1	\$37,900	B
Generators									
	Diesel	100%			2036	* *	1	\$47,500	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : One 275 Kw									
Batteries									
	Lead/Acid	100%			2018	\$600	5	\$4,500	B
Fuel Storage									
	Main Tank	100%			2038	* *	5	\$3,600	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : One 500 Gals									
Lighting									

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	95%			2031	* *	10	\$106,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : T-8 Lamps							
Fluorescent	3%			2031	* *	10	\$3,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Lobby							
	Explanation : T-5 Lamps							
HID	2%			2023	\$1,400	10	\$100	B
Egress Lighting								
Emergency, Service	49%			2031	* *	1		B
Emergency, Battery	1%			2023	\$500	10	\$300	B
Exit, LED	50%			2063	* *	1		B
Exterior Lighting								
HID	100%			2023	\$50,700	10	\$400	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2031	* *	1	\$13,800	B
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2031	* *	1-3	\$22,700	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2036	* *	1	\$60,700	B
Distribution								
Hot Wtr Piping/Pump	100%			2039	* *	4	\$9,100	B
Terminal Devices								
Air Handler	40%			2028	* *	1	\$30,300	B
Convactor/Radiator	20%			2036	* *	1	\$7,900	B
Fan Coil Unit/Heat	40%			2028	* *	1	\$15,900	B
	Other Observation, Extent : Light, Area Affected : 60%							
	Location : Serves Perimeter Of Building							
	Explanation : Dual Temperature Fan Coil Units							
Air Conditioning								
Energy Source								
Electricity	10%			2039	* *	1		B
Natural Gas	90%			2043	* *	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment								
Absorption Chiller/Steam/HW	90%	0-2	\$20,500	2032	* *	1	\$107,400	B
	Leak Evident, Extent : Light, Area Affected : 30%							
	Location : Basement Mechanical Equipment Room, 1 Of 3 Units Not Holding Vacuum							
	Repairs In Progress, Extent : Light, Area Affected : 30%							
	Location : Basement Mechanical Equipment Room, 1 Of 3 Units							
Reciprocating Compr/Chiller	10%			2028	* *	1	\$5,700	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2043	* *	4	\$9,100	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2028	* *	1	\$75,800	B
Heat Rejection								
Water Cool Tower	100%			2024	* *	2	\$123,200	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$108,100	B
Exhaust Fans								
Interior	90%			2028	* *	2	\$3,400	B
Roof	10%			2028	* *	2	\$400	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		B
Water Heater								
Gas Fired	100%			2018	\$32,200	2	\$1,800	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sewage Ejector(s)								
Electric	100%			2028	* *	4	\$1,300	B
Backflow Preventer								
Generic	100%			2028	* *	1	\$7,600	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : (1) B-9, (2) 1-9							
	Explanation : 3 Units							
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	\$61,800	B
Sprinkler								
Generic	100%			2043	* *	1-2	\$34,400	B

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression	Fire Pump								
	Generic	100%			2032	* *	1	\$22,900	B

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

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** : PUBLIC BUILDINGS
Date of Survey : 15-Dec-2008 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,ph
Block : 2274 **Lot** : 2 **BIN** : 4052812

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$44,400	\$288,000
Interior Architecture	\$276,800	\$1,301,000
Electrical	\$50,100	\$1,823,400
Mechanical		\$618,400
Total	\$371,300	\$4,030,900
Priority A	\$44,400	\$288,000
Priority B	\$50,100	\$2,665,500
Priority C	\$276,800	\$1,077,400
Total	\$371,300	\$4,030,900

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$26,100			
Interior Architecture	\$20,200	\$11,000	\$23,800	\$20,200
Electrical	\$16,200	\$41,200	\$16,000	\$24,700
Mechanical	\$78,700	\$58,000	\$94,500	\$58,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$145,100	\$114,100	\$138,200	\$106,800
Priority A	\$26,100			
Priority B	\$98,900	\$103,100	\$114,400	\$94,000
Priority C	\$20,200	\$11,000	\$23,800	\$12,800
Total	\$145,100	\$114,100	\$138,200	\$106,800



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	\$160,700	A
Masonry: Limestone	10%	4+	\$44,400	LIFE	* *	5	\$13,400	A
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance								
Windows								
Aluminum	100%			2028	* *	5	\$58,600	A
Parapets								
Masonry: Brick	85%			LIFE	* *	5	\$18,700	A
Masonry: Limestone	10%	Now	\$26,100	LIFE	* *	5	\$2,800	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Metal Rail	5%			2033	* *	5-10	\$19,800	A
Roof								
Modified Bitumen	100%			2028	* *	10	\$127,300	A
Interior								
Floors								
Carpet	15%			2019	\$257,500	3	\$65,900	C
Carpet	5%			2021	\$85,800	3	\$22,000	C
Cast in Place Concrete	10%			LIFE	* *	5	\$64,100	C
Ceramic Tile	5%			2029	* *	5	\$14,700	C
Terrazzo	15%			LIFE	* *	5	\$34,300	C
Vinyl Tile	35%			2020	\$968,800	3	\$51,300	C
Vinyl Tile	5%			2028	* *	3	\$5,500	C
Vinyl Tile	10%			2015	\$276,800	3	\$11,000	C
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Penthouse								
Explanation : 9x9 Units								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$5,100	C
Glass: Single Pane	2%			LIFE	* *	5	\$3,800	C
Gypsum Board	15%			LIFE	* *	5	\$23,000	C
Masonry: Brick	10%			LIFE	* *			C
Marble Panels	5%			LIFE	* *			C
Marble Panels	3%			LIFE	* *			C
Plaster	58%			LIFE	* *	5	\$44,500	C
Wood	2%			LIFE	* *	5	\$20,500	C

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

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

Interior

Ceilings

AcousTileConcealSpLn	5%			2018	\$112,900	5	\$18,500	B
AcousTileSusp.Lay-In	10%			2033	* *	5	\$29,500	B
AcousTileSusp.Lay-In	5%			2033	* *	5	\$14,800	B
AcousTileSusp.Lay-In	5%			2037	* *	5	\$14,800	B
Exposed Concrete	10%			LIFE	* *	5	\$4,600	B
Gypsum Board	5%			LIFE	* *	5	\$18,500	B
Plaster	60%			LIFE	* *	5	\$110,800	B

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 Code

Under 600 Volts

Service Equipment

Fused Disc Sw	70%			2020	\$112,900	5	\$700	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Old Electrical Room

Explanation : No Ratings Available

Fused Disc Sw	30%			2040	* *	5	\$300	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : New Electrical Room

Explanation : Main Service Switch Rated @ 4000 Amperes

Switchgear / Switchboard

Fused Disc Sw	50%			2046	* *	5	\$500	B
Molded Case Bkrs	50%			2040	* *	5	\$2,800	B

Raceway

Conduit	80%			2020	\$344,000	1		B
Conduit	20%			2046	* *	1		B

Panelboards

Fused Disc Sw	10%			2019	\$35,800	5	\$500	B
Molded Case Bkrs	30%			2036	* *	5	\$1,700	B
Molded Case Bkrs	40%			2019	\$143,200	5	\$2,300	B
Molded Case Bkrs	20%			2042	* *	5	\$1,100	B

Wiring

Braided Cloth	10%	2-4	\$50,100	2045	* *	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Old Section

Thermoplastic	30%			2040	* *	1		B
Thermoplastic	40%			2030	* *	1		B
Thermoplastic	20%			2046	* *	1		B

Motor Controllers

Locally Mounted	70%			2018	\$325,900	5	\$1,000	B
Locally Mounted	30%			2037	* *	5	\$400	B

Ground

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$3,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sub Basement In The Boiler Room</i>								
<i>Explanation : Metal Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	* *	1	\$65,900	B
Generators								
Diesel	100%			2033	* *	1	\$82,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : 810 Kw Diesel Genset</i>								
Batteries								
Nickel Cadmium	100%			2015	\$600	5	\$47,600	B
Fuel Storage								
Day Tank	50%			2042	* *	5	\$18,200	B
Underground Storage	50%			LIFE	* *	5	\$6,100	B
Lighting								
Interior Lighting								
Fluorescent	70%			2020	\$685,600	10	\$125,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T12 Lamps</i>								
Fluorescent	28%			2028	* *	10	\$50,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Addition</i>								
<i>Explanation : T-8 Lamps And Cfl</i>								
HID	2%			2020	\$16,200	10	\$100	B
Egress Lighting								
Emergency, Battery	40%			2028	* *	10	\$18,900	B
Exit, Service	60%			2028	* *	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2040	* *	1		B
Conversion Equipment								
Heat Exchanger	10%			2029	* *	1	\$9,700	B
Steam Boiler	90%			2025	* *	1	\$174,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Queens Criminal Court, D A Office, And Queens House Of Detention</i>								
<i>Explanation : 3 Large Units And 1 Small Unit For Summer Use. Boilers Also Supply Other Nearby City Buildings.</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Hot Wtr Piping/Pump	10%			2036	**	4	\$1,000	B
Steam Piping/Pump	90%			2040	**	4	\$8,700	B
Terminal Devices								
Air Handler	20%			2025	**	1	\$24,300	B
Convactor/Radiator	70%			2033	**	1	\$44,400	B
Fan Coil Unit/Heat	10%			2025	**	1	\$6,300	B
Air Conditioning								
Energy Source								
Electricity	40%			2036	**	1		B
Natural Gas	60%			2040	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	20%			2021	\$569,900	2	\$2,400	B
Reciprocating Compr/Chiller	60%			2025	**	1	\$54,500	B
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Rotary Screw Compressors							
Reciprocating Compr/Chiller	20%			2025	**	1	\$18,200	B
	Other Observation, Extent : Light, Area Affected : 20% Location : Boiler Room Explanation : Natural Gas Engines Driving Compressors							
Distribution								
Chilled Wtr Pipe/Pump	100%			2040	**	4	\$9,700	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2025	**	1	\$121,300	B
Heat Rejection								
Air Condenser Unit	40%			2025	**	2	\$54,600	B
Water Cool Tower	60%			2024	**	2	\$118,300	B
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Roof							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$109,200	B
Exhaust Fans								
Interior	90%			2025	**	2	\$5,400	B
Roof	10%			2025	**	2	\$600	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2025	**	1		B
HW Heat Exchanger								
Low Temp	100%			2030	**	4	\$29,100	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sump Pump(s)								
	Rigid Piping	100%			2020	\$10,200	4	\$1,300	B
Fixtures									
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-4							
		Explanation : One Unit							

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

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 / 2004
Area Sq Ft : 76,300 **Project Type** : PUBLIC BUILDINGS
Date of Survey : 08-Feb-2010 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 7 **Lot** : 12 **BIN** : 5000064

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$36,800	\$237,700
Interior Architecture	\$92,300	\$412,300
Electrical		\$753,600
Mechanical	\$109,800	
Total	\$238,900	\$1,403,700
Priority A	\$36,800	\$237,700
Priority B	\$109,800	\$804,200
Priority C	\$92,300	\$361,700
Total	\$238,900	\$1,403,700

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture			\$9,100	
Interior Architecture	\$106,900	\$4,400		\$40,300
Electrical	\$21,200	\$6,500	\$50,100	\$7,000
Mechanical	\$32,600	\$11,400	\$24,000	\$9,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$168,500	\$30,200	\$91,100	\$65,000
Priority A			\$9,100	
Priority B	\$81,100	\$25,800	\$82,000	\$24,700
Priority C	\$87,400	\$4,400		\$40,300
Total	\$168,500	\$30,200	\$91,100	\$65,000



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	65%			LIFE	**	5	\$56,800	A
Masonry: Limestone	32%			LIFE	**	5	\$21,000	A
Metal Panel	3%			2031	**	5-10	\$18,000	A
Windows								
Wood	100%			2043	**	5	\$181,000	A
Parapets								
Masonry: Limestone	95%			LIFE	**	5	\$100	A
Metal Rail	5%			2026	**	5-10	\$100	A
Roof								
Metal Panel	5%			2026	**	10	\$4,100	A
Modified Bitumen	5%			2029	**	10	\$2,200	A
Single Ply Membrane	45%			2029	**	10	\$20,100	A
Skylight, Metal/Glass	5%			2031	**	10	\$7,400	A
Slate	40%	Now	\$36,800	LIFE	**			A
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Interior								
Floors								
Carpet	10%	Now	\$64,100	2023	\$64,100	3	\$15,200	C
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Carpet	5%			2017	\$32,000	3	\$10,100	C
Ceramic Tile	5%	Now	\$12,000	2030	**	5	\$2,500	C
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Marble Panels	15%			LIFE	**	5	\$11,400	C
Terrazzo	25%	0-2	\$40,600	LIFE	**	5	\$19,800	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Corridors								
Vinyl Tile	5%	Now	\$51,700	2031	**	3	\$1,900	C
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Room G25, Custodians Office & Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 20%								
Location : Custodians Office & Throughout								
Vinyl Tile	35%			2021	\$361,700	3	\$13,300	C

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Gypsum Board	13%			LIFE	**	5	\$7,000	C
Marble Panels	20%			LIFE	**			C
Plaster	10%			LIFE	**	5	\$2,700	C
Plaster	5%	Now	\$8,800	LIFE	**	5	\$1,300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Tower, Room 200, 218, Basement</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Tower</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Tower</i>								
Plaster	50%			LIFE	**	5	\$13,400	C
Wood	2%			LIFE	**	5	\$7,200	C
Ceilings								
AcousTileSusp.Lay-In	20%			2034	**	5	\$20,200	B
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%			LIFE	**	5	\$6,300	B
Plaster	65%			LIFE	**	5	\$41,100	B
Plaster	5%	Now	\$9,300	LIFE	**	5	\$3,200	B
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Tower & Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Tower & Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2021	\$32,700	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2021	\$111,800	5	\$1,700	B
Raceway								
Conduit	90%			2021	\$76,200	1		B
Conduit	10%			2031	**	1		B
Panelboards								
Fused Disc Sw	5%			2020	\$4,800	5	\$100	B
Molded Case Bkrs	20%			2029	**	5	\$300	B
Molded Case Bkrs	75%			2020	\$72,600	5	\$1,200	B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Braided Cloth	15%	2-4	\$12,800	2046	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	65%			2021	\$55,700	1		B
Thermoplastic	20%			2031	* *	1		B
Motor Controllers								
Locally Mounted	100%			2019	\$58,200	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$900	B
Lighting								
Interior Lighting								
Fluorescent	96%			2021	\$324,200	10	\$55,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T8 Lamps</i>								
Incandescent	4%			2016	\$13,500	2	\$100	B
Egress Lighting								
Emergency, Battery	50%			2021	\$13,900	10	\$7,500	B
Exit, Service	50%			2021	\$5,500	1		B
Exterior Lighting								
HID	70%			2016	\$19,500	10	\$100	B
Incandescent	30%			2016	\$10,100	2		B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2024	* *	5	\$1,800	B
Alarm								
Security System								
Generic	100%			2026	* *	1	\$23,400	B
Fire/Smoke Detection								
Generic	100%			2026	* *	1-3	\$39,700	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2041	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2034	* *	1	\$61,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Steam Piping/Pump	100%			2031	* *	4	\$4,600	B
Terminal Devices								
Convactor/Radiator	100%			2026	* *	1	\$20,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		B
Conversion Equipment								
Window/Wall Unit	70%			2016	\$109,800	1		B
No Component	30%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$34,800	B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement, 1st Floor, 2nd Floor</i>								
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$22,800	2026	* *	1		B
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Basement And Water Main</i>								
Water Heater								
Gas Fired	100%			2020	\$17,800	2	\$900	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (1) B, G, 1-4 (1) B - G</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2031	* *	1-5	\$31,500	B
Sprinkler								
No Component	80%							D
Generic	20%			2031	* *	1-2	\$3,500	B

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : SUN BUILDING
Address : 280 BROADWAY BTWN: CHAMBERS ST.- READE ST.
Borough : MANHATTAN **Agency's Number** : 312-146
Program / Asset # : DGS0014.000 / 2055 **Yr Built/Renovated** : 1845 / 2002
Area Sq Ft : 294,218 **Project Type** : PUBLIC BUILDINGS
Date of Survey : 11-Jul-2011 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,4,5,7
Block : 153 **Lot** : 1 **BIN** : 1079215

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$234,900	\$1,102,800
Interior Architecture	\$520,300	\$332,800
Electrical		\$220,800
Mechanical	\$31,500	\$1,288,300
Total	\$786,800	\$2,944,700
Priority A	\$234,900	\$1,102,800
Priority B	\$194,100	\$1,608,200
Priority C	\$357,700	\$233,700
Total	\$786,800	\$2,944,700

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$21,500	\$20,300		\$34,600
Interior Architecture		\$79,900	\$9,000	\$27,000
Electrical	\$36,000	\$22,200	\$20,800	\$28,500
Mechanical	\$123,200	\$72,400	\$143,800	\$57,400
Elevators/Escalators	\$41,400	\$41,400	\$41,400	\$41,400
Total	\$222,200	\$236,200	\$215,000	\$189,000
Priority A	\$21,500	\$20,300		\$34,600
Priority B	\$200,600	\$136,000	\$206,000	\$154,400
Priority C		\$79,900	\$9,000	
Total	\$222,200	\$236,200	\$215,000	\$189,000



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast Iron	3%			LIFE	**			A
Copper/Terne	25%			2057	**	10	\$95,000	A
Masonry: Brick	10%	Now	\$58,400	LIFE	**	5	\$16,200	A
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Penthouse								
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 10%								
Location : Various Areas								
Masonry: Marble	48%			LIFE	**	5	\$58,400	A
Metal Panel	5%			2042	**	5-10	\$55,800	A
Metal Coiling Doors	3%			2027	**	5	\$15,200	A
Stucco Cement	2%			2035	**	5	\$8,100	A
Wood	4%			2035	**	5	\$32,400	A
Windows								
Aluminum	2%			2038	**	5	\$1,000	A
Metal Louvers	3%			2031	**	10	\$9,400	A
Steel	3%			2038	**	5	\$18,800	A
Wood	92%			2038	**	5	\$461,600	A
Parapets								
Masonry: Brick	10%			LIFE	**	5	\$1,000	A
Metal Panel	5%			2042	**	5	\$1,900	A
Metal Rail	75%			2035	**	5-10	\$134,200	A
Metal Rail	10%			2027	**	5-10	\$17,900	A
Other Observation, Extent : Light, Area Affected : 100%								
Location : Interior Court								
Explanation : Wrought Iron								
Roof								
Copper/Terne	15%			2050	**	10	\$28,000	A
Modified Bitumen	75%			2022	\$433,600	10	\$55,900	A
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Skylight, Metal/Glass	10%	Now	\$21,500	2042	**			A
Water Penetration, Extent : Light, Area Affected : 50%								
Location : Various								

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Floors									
Carpet	25%			2021	\$570,600	3	\$135,100	C	
Cast in Place Concrete	15%	Now	\$176,500	LIFE	**	5	\$118,200	C	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Sub Basement									
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Sub Basement									
Ceramic Tile	5%			2031	**	5	\$18,000	C	
Marble Panels	5%			LIFE	**	5	\$13,500	C	
Terrazzo	5%			LIFE	**	5	\$14,100	C	
Vinyl Tile	40%			2027	**	3	\$54,000	C	
Wood	5%			2050	**	5	\$33,800	C	
Interior Walls									
Cast in Place Concrete	2%	Now	\$134,500	LIFE	**			C	
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Sidewalk Vault									
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : Sidewalk Vault									
Explanation : Corrosion On Steel Columns									
Glazed Ceramic Panel	20%			LIFE	**			C	
Gypsum Board	60%			LIFE	**	5	\$115,500	C	
Masonry: Brick	10%	Now	\$46,700	LIFE	**			C	
Spalling, Extent : Light, Area Affected : 5%									
Location : Basement									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Basement									
Plaster	5%			LIFE	**	5	\$4,800	C	
Plaster	3%			LIFE	**	5	\$2,900	C	
Ceilings									
AcousTile,Adhered	15%			2027	**	5	\$54,000	B	
AcousTileSusp.Lay-In	55%			2035	**	5	\$198,200	B	
Exposed Concrete	10%			LIFE	**	5	\$5,600	B	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Basement									
Masonry:Vault Struct	5%	Now	\$63,500	LIFE	**			B	
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 10%									
Location : Vault Under Sidewalk									
Loose Units, Extent : Severe, Area Affected : 10%									
Location : Vault Under Sidewalk									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Sidewalk Vault									
Plaster	15%			LIFE	**	5	\$33,800	B	

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048	* *	5	\$1,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Electrical Services Rated @ 4000 Amps And 2000 Amps</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2048	* *	5	\$1,100	B
Raceway								
Conduit	100%			2048	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2044	* *	5	\$6,400	B
Wiring								
Thermoplastic	100%			2048	* *	1		B
Motor Controllers								
Locally Mounted	100%			2039	* *	5	\$1,600	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	\$74,300	B
Generators								
Diesel	100%			2035	* *	1	\$93,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 450 Kw</i>								
Batteries								
Lead/Acid	100%			2017	\$700	5	\$8,900	B
Fuel Storage								
Day Tank	50%			2044	* *	5	\$22,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 125 Gals</i>								
Main Tank	50%			2057	* *	5	\$3,600	B
Lighting								
Interior Lighting								
Fluorescent	100%			2030	* *	10	\$220,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Exit, LED	100%			2062	* *	1		B
Exterior Lighting								
HID	100%			2027	* *	10	\$800	B

Alarm

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

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

Alarm

Fire/Smoke Detection									
No Component	70%				2030	* *	1-3	\$44,600	D
Generic	30%								B

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

Heating

Energy Source									
Utility Steam	100%				2042	* *	1		B
Conversion Equipment									
Heat Exchanger	60%				2031	* *	1	\$71,600	B
Pres. Reducing Valve/LP Steam	40%				2025	* *	5	\$5,700	B
Distribution									
Hot Wtr Piping/Pump	90%				2038	* *	4	\$16,100	B
Steam Piping/Pump	10%				2032	* *	4	\$1,200	B
Terminal Devices									
Unit Heater-Stm/HW	2%				2027	* *	4	\$700	B
No Component	80%								D
<i>Other Observation, Extent : Light, Area Affected : 0%</i> <i>Location : Throughout Building</i> <i>Explanation : Fan Coil Units At Each Window Provide Heating And Cooling - Covered Under A C</i>									
No Component	18%								D
<i>Other Observation, Extent : Light, Area Affected : 0%</i> <i>Location : Mechanical Rooms On Each Floor</i> <i>Explanation : Air Handlers Are Covered Under A C System</i>									

Air Conditioning

Energy Source									
Electricity	100%				2038	* *	1		B
Conversion Equipment									
Centrifugal, Elec Chiller	100%				2031	* *	1	\$260,800	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : 2 Units</i>									
Distribution									
Chilled Wtr Pipe/Pump	100%				2042	* *	4	\$17,800	B
Terminal Devices									
Air Handler/Cool/Ht	20%				2027	* *	1	\$29,800	B
Fan Coil - Cool/Heat	80%				2027	* *	1	\$62,300	B
Heat Rejection									
Water Cool Tower	100%				2020	\$844,500	2	\$242,300	B

Ventilation

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$134,200	B
Exhaust Fans								
Interior	80%			2022	\$260,200	2	\$5,900	B
Roof	20%			2022	\$46,800	2	\$1,500	B
Plumbing								
H/C Water Piping								
Brass/Copper	25%			2032	* *	1		B
Galv Iron/Steel	75%			2027	* *	1		B
Water Heater								
Electric	100%			2020	\$45,600	4	\$1,400	B
HW Heat Exchanger								
High Temp	80%			2032	* *	4	\$19,100	B
Low Temp	20%			2032	* *	4	\$4,800	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Submersible	100%			2015	\$6,700	4	\$2,000	B
Backflow Preventer								
Generic	100%			2022	\$28,500	1	\$14,900	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%								
Location : Freight Sub Basement : 1st Floor; Passengers From 1 : 7th Floor								
Explanation : One Freight Unit And 5 Passenger Units								
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	\$121,600	B
Sprinkler								
Generic	100%			2042	* *	1-2	\$67,500	B
Fire Pump								
Generic	100%			2031	* *	1	\$45,000	B

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Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : TWEED COURT BUILDING TWEED ACADEMY (DOE)
Address : 52 CHAMBERS STREET
Borough : MANHATTAN **Agency's Number** : 312-104
Program / Asset # : DGS0009.000 / 2053 **Yr Built/Renovated** : 1871 / 2002
Area Sq Ft : 156,692 **Project Type** : PUBLIC BUILDINGS
Date of Survey : 02-Feb-2010 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,3 M,4
Block : 122 **Lot** : 1 **BIN** : 1079146

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$205,900	\$259,600
Interior Architecture	\$38,000	\$141,200
Electrical	\$117,600	\$474,100
Total	\$361,500	\$874,800
Priority A	\$205,900	\$259,600
Priority B	\$155,600	\$537,300
Priority C		\$77,900
Total	\$361,500	\$874,800

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$10,300			
Interior Architecture	\$88,800	\$10,100	\$12,000	\$30,000
Electrical	\$24,700	\$24,000	\$23,800	\$31,000
Mechanical	\$33,900	\$42,500	\$37,400	\$48,900
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$177,400	\$96,300	\$92,900	\$129,600
Priority A	\$10,300			
Priority B	\$137,200	\$86,200	\$80,900	\$99,700
Priority C	\$30,000	\$10,100	\$12,000	\$30,000
Total	\$177,400	\$96,300	\$92,900	\$129,600



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Marble	5%			LIFE	**	5	\$4,900	A
Masonry: Marble	95%			LIFE	**	5	\$92,500	A
Windows								
Steel	20%			2029	**	5	\$77,200	A
Wood	80%			2037	**	5	\$247,100	A
Parapets								
Masonry: Marble	95%			LIFE	**	5	\$22,400	A
Metal Rail	5%			2034	**	5-10	\$17,000	A
Roof								
Metal, Corrugated	85%			2034	**	1		A
Skylight, Metal/Glass	15%	Now	\$43,700	2041	**			A
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Rotunda								
Interior								
Floors								
Carpet	25%			2020	\$303,900	3	\$95,900	C
Cast in Place Concrete	10%			LIFE	**	5	\$42,000	C
Ceramic Tile	5%			2030	**	5	\$9,600	C
Glass Block	5%			2049	**	1		C
Mosaic Tile	5%			2026	**	5	\$24,000	C
Marble Panels	25%			LIFE	**	5	\$36,000	C
Vinyl Tile	25%			2026	**	3	\$24,000	C
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$10,600	C
Concrete Masonry Unit	5%			LIFE	**	5	\$4,200	C
Masonry: Brick	25%			LIFE	**			C
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Rm 350, Rm 350 M								
Granite Panels	5%			LIFE	**			C
Marble Panels	10%			LIFE	**			C
Plaster	15%			LIFE	**	5	\$9,500	C
Plaster	35%			LIFE	**	5	\$22,300	C

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2034	**	5	\$27,600	B
Exposed Concrete	5%	Now	\$38,000	LIFE	**	5	\$1,400	B
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Below Steps At Main Entrance								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Below Steps At Main Entrance								
Explanation : Corroded Steel Angle								
Exposed Struc: Steel	2%	0-2	\$17,900	LIFE	**			B
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Steam Room, Outside Trash Elevator								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Steam Room								
Exposed Struc: Steel	8%			LIFE	**			B
Glass: Susp Panels	5%			LIFE	**			B
Gypsum Board	5%			LIFE	**	5	\$11,500	B
Masonry: Infill Arch	5%			LIFE	**			B
Plaster	15%			LIFE	**	5	\$17,200	B
Plaster	40%	4+	\$27,100	LIFE	**	5	\$46,000	B
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Rm 320								

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 Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2041	**	5	\$3,400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 4000 Amps Main Disconnect Switch And One Main Service Is For City Hall Building								
Switchgear / Switchboard								
Fused Disc Sw	40%			2041	**	5	\$200	B
Molded Case Bkrs	60%			2041	**	5	\$2,000	B
Raceway								
Conduit	100%			2041	**	1		B
Panelboards								
Molded Case Bkrs	100%			2037	**	5	\$3,400	B
Wiring								
Thermoplastic	100%			2041	**	1		B
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$900	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,900	B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	* *	1	\$39,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Automatic Transfer Switch Is For City Hall Building</i>								
Generators								
Diesel	100%			2030	* *	1	\$49,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 415 Kva Cummins Genset</i>								
Batteries								
Lead/Acid	100%			2015	\$700	5	\$4,700	B
Fuel Storage								
Day Tank	50%			2037	* *	5	\$11,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 200 Gals</i>								
Main Tank	50%			2049	* *	5	\$1,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 10,000 Gals</i>								
Lighting								
Interior Lighting								
Fluorescent	80%			2026	* *	10	\$94,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices And Basement</i>								
<i>Explanation : Using T8 Lamps</i>								
Fluorescent	20%			2026	* *	10	\$23,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairways,Receiving Room And Lobby</i>								
<i>Explanation : Using Compact Fluorescent Lamps</i>								
Egress Lighting								
Emergency, Service	60%			2026	* *	1		B
Exit, LED	40%			2049	* *	1		B
Exterior Lighting								
HID	50%			2021	\$28,700	10	\$200	B
Incandescent	50%			2021	\$34,700	2	\$100	B
Alarm								
Security System								
Generic	100%			2021	\$474,100	1	\$48,000	B
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$81,500	B

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

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

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

Asset # : 2053

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Utility Steam	100%			2041	**	1		B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Steam From Con Edison							
Conversion Equipment									
	Heat Exchanger	80%			2034	**	1	\$50,900	B
	Pres. Reducing Valve/LP Steam	20%			2030	**	5	\$1,500	B
Distribution									
	Hot Wtr Piping/Pump	100%			2043	**	4	\$9,500	B
Terminal Devices									
	Air Handler	60%			2029	**	1	\$47,600	B
	Fan Coil Unit/Heat	40%			2029	**	1	\$16,600	B
Air Conditioning									
	Energy Source								
	District C.W.	100%			2047	**	1		B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : From Nearby 1 Centre Street Municipal Building							
Distribution									
	Chilled Wtr Pipe/Pump	100%			2047	**	4	\$9,500	B
Terminal Devices									
	Air Handler/Cool/Ht	80%			2029	**	1	\$63,500	B
	Fan Coil - Cool/Heat	20%			2029	**	1	\$8,300	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	15%	Now	\$4,100	LIFE	**	2-5	\$10,700	B
		Damaged, Extent : Severe, Area Affected : 10%							
		Location : Air Intake In Basement							
	Ductwork/Diffusers	85%			LIFE	**	2-5	\$60,800	B
Exhaust Fans									
	Interior	100%			2026	**	2	\$4,000	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2047	**	1		B
HW Heat Exchanger									
	Low Temp	100%			2047	**	4	\$19,100	B
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)									
	Rigid Piping	100%			2029	**	4	\$1,300	B
Backflow Preventer									
	Generic	100%			2029	**	1	\$7,900	B

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

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

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

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

Asset # : 2053

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (3) B - Attic (1) 1-4 (1) B-4 (1) B - G							
		Explanation : 5 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2047	* *	1-5	\$67,200	B
	Sprinkler								
	Generic	100%			2047	* *	1-2	\$36,000	B
	Fire Pump								
	Generic	100%			2034	* *	1	\$24,000	B

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

Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Piers	\$344,500	\$283,200
Total	\$344,500	\$283,200
Priority A	\$217,900	
Priority B	\$126,700	\$283,200
Total	\$344,500	\$283,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Piers	\$26,700			
Total	\$26,700			
Priority A	\$400			
Priority B	\$26,300			
Total	\$26,700			



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

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

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

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

Piers		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	100%	Now	\$135,600	LIFE	* *	5	\$3,800	A
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Pile Caps								
Timber	70%	Now	\$82,200	LIFE	* *	4	\$11,300	A
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Not Accessible	30%							D
Piles and Bracing								
Timber	5%			LIFE	* *	4-5	\$900	A
Not Accessible	95%							D
Fender								
Wales and Chocks								
Timber	20%	Now	\$26,300	2038	* *	4	\$2,800	B
<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
No Component	60%							D
Not Accessible	20%							D
Piles								
Timber	20%	Now	\$41,700	2038	* *	4	\$1,300	B
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Splash Zone</i>								
No Component	60%							D
Not Accessible	20%							D
Deck Elements								
Railing								
Steel	100%	Now	\$85,000	2021	\$283,200			B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Perimeter Of Pier</i>								
<i>Explanation : Railing Broken, Only Posts Remain</i>								

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

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

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

Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : PLATFORM
Address : E. RIVER, E. 73RD TO 75TH ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSPR25.056 / 1752 **Yr Built/Renovated** :
Area Sq Ft : 4,350 **Project Type** : REAL PROPERTY
Date of Survey : 21-Apr-2009 **Landmark Status** : NONE
Areas Surveyed :
Block : 1485 **Lot** : 58 **BIN** :

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Piers	\$189,000	
Total	\$189,000	
Priority B	\$189,000	
Total	\$189,000	

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Piers	\$74,800			\$3,800
Total	\$74,800			\$3,800
Priority A	\$49,600			
Priority B	\$25,300			\$3,800
Total	\$74,800			\$3,800



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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
PLATFORM
Asset # : 1752

Piers		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Structural									
Deck									
Timber	30%			LIFE	**	5	\$4,500	A	
Timber	10%	4+	\$22,000	LIFE	**	5	\$1,500	A	
Rotting/Splitting, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Surface Wearing/Scaling, Extent : Light, Area Affected : 50%									
Location : Throughout									
Not Accessible	60%							D	
Other Observation, Extent : Light, Area Affected : 0%									
Location :									
Explanation : Northern Half Of Wharf Was Under Construction At The Time Of Survey									
Pile Caps									
Timber	50%	4+	\$5,100	LIFE	**	4	\$14,000	A	
Rotting/Splitting, Extent : Light, Area Affected : 10%									
Location : Various Locations									
Not Accessible	50%							D	
Other Observation, Extent : Light, Area Affected : 0%									
Location :									
Explanation : Northern Half Of Wharf Not Accessible Due To Construction At The Time Of Survey									
Piles and Bracing									
Steel	15%	4+	\$22,500	LIFE	**	5	\$8,200	A	
Missing Coating, Extent : Moderate, Area Affected : 100%									
Location : Above Mlw									
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : Above Mlw									
Explanation : Corrosion									
Not Accessible	85%							D	
Other Observation, Extent : Light, Area Affected : 0%									
Location :									
Explanation : Northern Half Of Wharf Under Construction At The Time Of Survey									
Fender									
Buffer									
Rubber	2%	4+	\$800	2035	**	4-5	\$100	B	
Surface Wearing/Scaling, Extent : Light, Area Affected : 10%									
Location : Above Mlw									
No Component	88%							D	
Not Accessible	10%							D	
Other Observation, Extent : Light, Area Affected : 0%									
Location :									
Explanation : Below Mlw									

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
PLATFORM
Asset # : 1752

Piers		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Fender									
Facing Timber	30%	4+	\$141,700	2035	* *	3	\$4,200	B	
	Worn, Extent : Light, Area Affected : 50%								
	Location : Above Mlw								
Timber	2%	Now	\$9,400	2035	* *	3	\$300	B	
	Broken, Extent : Severe, Area Affected : 75%								
	Location : At Mlw								
	Rotting/Splitting, Extent : Severe, Area Affected : 50%								
	Location : At Mlw								
Timber	8%	2-4	\$37,800	2035	* *	3	\$1,100	B	
	Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
	Location : Above Mlw								
Not Accessible	60%							D	
	Other Observation, Extent : Light, Area Affected : 0%								
	Location :								
	Explanation : Northern Half Of Wharf Not Accessible Due To Construction At Time Of Inspection.								
Wales and Chocks									
Timber	20%			2029	* *	4	\$3,900	B	
Timber	10%	Now	\$3,600	2035	* *	4	\$1,900	B	
	Broken, Extent : Severe, Area Affected : 50%								
	Location : Various Locations								
	Rotting/Splitting, Extent : Severe, Area Affected : 50%								
	Location : Spacer Chocks Between Facing And Seawall								
Timber	10%	4+	\$17,900	2035	* *	4	\$1,900	B	
	Rotting/Splitting, Extent : Light, Area Affected : 25%								
	Location : Various Locations								
Not Accessible	60%							D	
	Other Observation, Extent : Light, Area Affected : 0%								
	Location :								
	Explanation : Northern Half Of Wharf Inaccessible Due To Construction At The Time Of Inspection.								
Piles									
Steel	2%	4+	\$3,000	2033	* *	3-5	\$1,600	B	
	Corrosion, Extent : Moderate, Area Affected : 25%								
	Location : Above Mlw								
	Other Observation, Extent : Moderate, Area Affected : 50%								
	Location : Above Mlw								
	Explanation : Coating Loss								
No Component	98%							D	

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

Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : CONCRETE BULKHEAD
Address : B 92ND ST WEST TO BEACH CHANNEL HIGH SCHOOL, ROCKAWAY
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCAS001.000 / 14015 **Yr Built/Renovated** :
Linear Ft : 1,376 **Project Type** : REAL PROPERTY
Date of Survey : 28-Mar-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 16109 **Lot** : 47 **BIN** :

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Bulkheads		\$465,300
Total		\$465,300
Priority B		\$465,300
Total		\$465,300

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Bulkheads	\$6,700		\$100	\$6,100
Total	\$6,700		\$100	\$6,100
Priority A	\$6,700			
Priority B			\$100	\$6,100
Total	\$6,700		\$100	\$6,100



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
CONCRETE BULKHEAD
Asset # : 14015

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 Code
Structural								
Gravity Wall Concrete	34%			LIFE	* *	5-10	\$3,100	A
	Discolor & Bleeding, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Spalling, Extent : Light, Area Affected : 5%							
	Location : Below Cap							
Concrete	1%	4+	\$5,100	LIFE	* *	5		A
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : At Stations 6+31 And 8+29 From South							
Not Accessible	65%							D
Backfill								
Fill								
Not Accessible	100%							D
Surface								
Concrete	95%			2032	* *	5	\$12,200	B
	Cracking, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Topsoil	5%			2021	\$3,400	5	\$300	B
Deck Elements								
Railing								
Aluminum	100%			2022	\$465,300			B

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

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

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

Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : GRAVITY WALL W/REVTMENT
Address : ALONG UTOPIA PARKWAY BETWEEN 12TH AVE. AND CRYDERS LANE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCAS005.000 / 14025 **Yr Built/Renovated** :
Linear Ft : 903 **Project Type** : REAL PROPERTY
Date of Survey : 23-Mar-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 4613 **Lot** : 1 **BIN** :

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Bulkheads	\$312,800	\$63,900
Total	\$312,800	\$63,900
Priority A	\$140,100	\$62,600
Priority B	\$126,700	\$1,300
Priority C	\$46,100	
Total	\$312,800	\$63,900

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Bulkheads	\$11,000			\$4,000
Total	\$11,000			\$4,000
Priority A	\$2,200			
Priority B	\$5,000			\$4,000
Priority C	\$3,800			
Total	\$11,000			\$4,000



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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
GRAVITY WALL W/REVTMENT
Asset # : 14025

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Stone	90%			LIFE	* *	5	\$112,700	A
	<i>Displaced Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Sta 6+00 To 6+50</i>							
Stone	10%	0-2	\$83,700	LIFE	* *	5	\$6,300	A
	<i>Missing Part, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Isolated Throughout And Sta 5+50</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : 0+00 To 0+10</i>							
	<i>Explanation : Undercut</i>							
Revetment								
Stone	85%			LIFE	* *	5	\$7,500	C
Stone	15%	4+	\$46,100	LIFE	* *	5	\$700	C
	<i>Missing Part, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Sta 0+00 To 0+85 And North End</i>							
Pile Caps								
Concrete	100%			LIFE	* *	5	\$4,500	A
	<i>Cracking, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Backfill								
Fill								
Topsoil	5%			2051	* *	10		B
	<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : At Voids Around Rail Posts</i>							
Not Accessible	95%							D
Surface								
Asphalt	95%			2032	* *	5	\$8,000	B
	<i>Cracking, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Throughout</i>							
	<i>Settlement, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Throughout</i>							
Asphalt	5%	Now	\$3,800	2038	* *	5	\$200	B
	<i>Cracking, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Sta 6+00 To 6+50 At The Inside Face Of Gravity Wall</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : At Base Of Fence Posts</i>							
	<i>Explanation : Voids Around Rail Post</i>							
Deck Elements								
Railing								
Timber	99%			2017	\$126,700			B
	<i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Timber	1%	Now	\$1,300	2018	\$1,300			B
	<i>Broken, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Sta 3+15 And 8+05</i>							

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

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

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

Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : REVETMENT
Address : FOOT OF MORNING STAR ROAD
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0064.000 / 13936 **Yr Built/Renovated** :
Linear Ft : 75 **Project Type** : REAL PROPERTY
Date of Survey : 09-Nov-2010 **Landmark Status** : NONE
Areas Surveyed :
Block : 1107 **Lot** : 100 **BIN** :

CAPITAL**Total**

Priority

Total

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Bulkheads			\$100	
Total			\$100	
Priority B			\$100	
Priority C				
Total			\$100	



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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856

REVTMENT

Asset # : 13936

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Concrete	35%			LIFE	* *			C
	<i>Broken, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Face Blocks</i>							
Stone	65%			LIFE	* *	5	\$200	C
Backfill								
Fill								
Not Accessible	100%							D
Surface								
Concrete	25%			2031	* *	5	\$200	B
	<i>Erosion, Extent : Light, Area Affected : 70%</i>							
	<i>Location : Below The Concrete Wall Above The Revetment</i>							
Gravel	10%			2035	* *	2-5		B
No Component	65%							D

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

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

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

Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : REVETMENT
Address : FOOT OF LIPSETT AVE. EAST
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0066.000 / 13943 **Yr Built/Renovated** :
Linear Ft : 595 **Project Type** : REAL PROPERTY
Date of Survey : 12-Oct-2010 **Landmark Status** : NONE
Areas Surveyed :
Block : 6392 **Lot** : 1 **BIN** :

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Bulkheads	\$80,900	
Total	\$80,900	
Priority C	\$80,900	
Total	\$80,900	

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Bulkheads	\$3,600			
Total	\$3,600			
Priority B	\$3,600			
Priority C				
Total	\$3,600			



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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856

REVETMENT

Asset # : 13943

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	20%	Now	\$80,900	LIFE	* *	5	\$600	C
<i>Missing Part, Extent : Light, Area Affected : 50%</i> <i>Location : Intermittent Displaced Armor Stone Throughout; Most Severe Areas At Stations 0+00 To 0+70, And 3+80 To 4+00</i> <i>Progressing Scour, Extent : Severe, Area Affected : 100%</i> <i>Location : Station 0+00 To 0+20 And 3+80 To 4+00 (0+00 At East Edge Of Lipsett Ave, 5+95 50 Ft N E Of East Edge Of 2nd Ct) - Scour And Displaced Stone Resulting In Unstable Slope</i>								
Stone	80%			LIFE	* *	5	\$2,300	C
Backfill								
Fill								
Topsoil	10%	0-2	\$3,600	2062	* *			B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Station 0+00 To 4+00 Light Erosion At Crest Of Embankment; Most Severe Areas At Stations 0+00 To 0+70, 2+50 At Outfall Pipe, And 3+80 To 4+00</i> <i>Explanation : Erosion Of Embankment</i>								
Not Accessible	90%							D
Surface								
Not Accessible	100%							D

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

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

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

Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : REVETMENT
Address : FOOT OF ARDEN AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0067.000 / 13945 **Yr Built/Renovated** :
Linear Ft : 190 **Project Type** : REAL PROPERTY
Date of Survey : 13-Oct-2010 **Landmark Status** : NONE
Areas Surveyed :
Block : 5420 **Lot** : 200 **BIN** :

CAPITAL**Total**

Priority

Total

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Bulkheads	\$25,800			
Total	\$25,800			
Priority C	\$25,800			
Total	\$25,800			



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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856

REVTMENT

Asset # : 13945

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Concrete	25%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 1%</i> <i>Location : Station 1+65 (0+00 At Northwest Corner Along Arden Ave, 1+90 On East Side Of Arden Ave)</i> <i>Explanation : Concrete Outfall</i>								
Stone	20%	0-2	\$25,800	LIFE	* *	5	\$200	C
<i>Erosion, Extent : Moderate, Area Affected : 100%</i> <i>Location : Erosion Of Backfill Up To Crest, Exposing Roadway Edge At Stations 0+45 To 0+60, 1+05 To 1+15, And 1+40 To 1+50. Corner Is Most Severe (1+45) But No Undermining Visible</i>								
Stone	55%			LIFE	* *	5	\$500	C

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

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

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

Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : REVETMENT #3
Address : ALONG BANK STREET TO WESTERVELT AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0063.000 / 13929 **Yr Built/Renovated** :
Linear Ft : 216 **Project Type** : REAL PROPERTY
Date of Survey : 20-Oct-2010 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 778 **BIN** :

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Bulkheads	\$44,100	
Total	\$44,100	
Priority C	\$44,100	
Total	\$44,100	

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Bulkheads	\$16,100		\$300	
Total	\$16,100		\$300	
Priority B	\$16,100		\$300	
Priority C				
Total	\$16,100		\$300	



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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856

REVETMENT #3

Asset # : 13929

Bulkheads		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Structural									
Revetment									
Stone	70%			LIFE	* *	5	\$700	C	
Stone	30%	4+	\$44,100	LIFE	* *	5	\$300	C	
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Explanation : Insufficient Armor									
Backfill									
Fill									
Topsoil	30%	Now	\$12,900	2062	* *			B	
Erosion, Extent : Moderate, Area Affected : 100%									
Location : Throughout Inshore Of Revetment									
Not Accessible	70%							D	
Surface									
Topsoil	30%	Now	\$3,200	2022	\$3,200	5	\$100	B	
Erosion, Extent : Moderate, Area Affected : 100%									
Location : Throughout Inshore Of Revetment									
Topsoil	70%			2021	\$7,500	5	\$600	B	

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

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

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

Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : REVETMENT BEHIND KENT AVE SHOPS 390 KENT AVENUE
Address : SOUTH SIDE WILLIAMSBURG BRIDGE EAST RIVER @ S6TH ST TO BROADWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DGS0025.010 / 14652 **Yr Built/Renovated** :
Linear Ft : 500 **Project Type** : REAL PROPERTY
Date of Survey : 23-Mar-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2467 **Lot** : 1 **BIN** :

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Bulkheads	\$183,700	
Total	\$183,700	
Priority C	\$183,700	
Total	\$183,700	

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Bulkheads	\$68,300		\$100	\$100
Total	\$68,300		\$100	\$100
Priority B	\$68,000		\$100	\$100
Priority C	\$200			
Total	\$68,300		\$100	\$100



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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
REVTMENT BEHIND KENT AVE SHOPS 390 KENT AVENUE
Asset # : 14652

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	90%	Now	\$183,700	LIFE	* *	5	\$2,200	C
	Missing Part, Extent : Severe, Area Affected : 25%							
	Location : At Top Of Revetment							
Stone	10%			LIFE	* *	5	\$500	C
Backfill								
Fill								
Topsoil	15%			2051	* *	10		B
Topsoil	50%	2-4	\$14,900	2051	* *			B
	Erosion, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Topsoil	35%	Now	\$17,400	2051	* *			B
	Erosion, Extent : Severe, Area Affected : 50%							
	Location : Stations 0+86 To 1+10 And 1+43 To 2+93 from north							
Surface								
Topsoil	15%			2021	\$3,700	5	\$300	B
Topsoil	50%	2-4	\$6,200	2021	\$12,500	5	\$500	B
	Erosion, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Topsoil	35%	Now	\$4,400	2021	\$8,700	5	\$300	B
	Erosion, Extent : Severe, Area Affected : 50%							
	Location : Stations 0+86 To 1+10 And 1+43 To 2+93 From North							
Deck Elements								
Railing								
Fencing	8%	Now	\$2,000	2028	* *	3		B
	Broken, Extent : Severe, Area Affected : 100%							
	Location : Station 1+50 From North							
Fencing	92%	4+	\$23,100	2028	* *	3	\$100	B
	Corrosion, Extent : Light, Area Affected : 50%							
	Location : Throughout							
	Not Plumb, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							

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

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

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

Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : STEEL SHEET PILE BULKHEAD
Address : FOOT OF MORNING STAR ROAD
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0065.000 / 13937 **Yr Built/Renovated** :
Linear Ft : 142 **Project Type** : REAL PROPERTY
Date of Survey : 09-Nov-2010 **Landmark Status** : NONE
Areas Surveyed :
Block : 1107 **Lot** : 100 **BIN** :

CAPITAL**Total**

Priority

Total

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Bulkheads	\$7,800			
Total	\$7,800			
Priority A	\$7,800			
Total	\$7,800			



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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STEEL SHEET PILE BULKHEAD
Asset # : 13937

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Sheet Piles								
Steel	10%	4+	\$7,800	LIFE	* *			A
	Corrosion, Extent : Moderate, Area Affected : 100%							
	Location : Tidal And Splash Zones							
Steel	60%			LIFE	* *			A
Not Accessible	30%							D
Pile Caps								
Concrete	90%			LIFE	* *	5	\$300	A
Concrete	2%	2-4		LIFE	* *	5		A
	Spalling, Extent : Severe, Area Affected : 100%							
	Location : Northeast Corner							
Concrete	8%	4+		LIFE	* *	5		A
	Spalling, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Backfill								
Fill								
Not Accessible	100%							D
Surface								
Not Accessible	100%							D

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

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

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

Print Date : 22-Oct-2012

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : **TIMBER BULKHEAD W/CONCRETE SEAWALL**
Address : **B 128TH ST ALONG BEACH CHANNEL TO B 141ST ST , ROCKAWAY**
Borough : **QUEENS** **Agency's Number** : **N/A**
Program / Asset # : **DCAS003.000 / 14018** **Yr Built/Renovated** :
Linear Ft : **3,934** **Project Type** : **REAL PROPERTY**
Date of Survey : **27-Mar-2012** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **16241** **Lot** : **200** **BIN** :

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Bulkheads	\$200,200	\$2,785,000
Total	\$200,200	\$2,785,000
Priority A	\$146,700	
Priority B	\$53,500	\$2,785,000
Total	\$200,200	\$2,785,000

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Bulkheads	\$5,000			\$14,700
Total	\$5,000			\$14,700
Priority A	\$3,300			
Priority B	\$1,700			\$14,700
Total	\$5,000			\$14,700



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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
TIMBER BULKHEAD W/CONCRETE SEAWALL

Asset # : 14018

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Gravity Wall								
Concrete	5%	4+	\$146,700	LIFE	* *	5	\$700	A
	Cracking, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Spalling, Extent : Light, Area Affected : 20%							
	Location : Randomly Throughout Face Of Wall Behind Timber							
Concrete	25%			LIFE	* *	5-10	\$6,500	A
	Erosion, Extent : Light, Area Affected : 10%							
	Location : Behind Timber							
Not Accessible	50%							D
Under Construction	20%							D
Backfill								
Fill								
Not Accessible	80%							D
Under Construction	20%							D
Surface								
Asphalt	40%			2032	* *	5	\$14,700	B
Concrete	40%			2032	* *	5	\$14,700	B
	Cracking, Extent : Moderate, Area Affected : 2%							
	Location : Isolated Throughout Sidewalk							
	Settlement, Extent : Moderate, Area Affected : 50%							
	Location : Isolated Throughout Sidewalk							
Under Construction	20%							D
Deck Elements								
Railing								
Steel	79%			2021	\$2,750,200			B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Minor Rust On Nuts							
Steel	1%	Now	\$1,700	2021	\$34,800			B
	Broken, Extent : Moderate, Area Affected : 100%							
	Location : Near Station 20+00 From West							
Under Construction	20%							D

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
TIMBER BULKHEAD W/CONCRETE SEAWALL

Asset # : 14018

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Deck Elements									
	Parapet								
	Concrete	10%	4+	\$53,500	2024	* *			B
		Corrosion, Extent : Moderate, Area Affected : 15%							
		Location : Throughout On Inshore Side							
		Cracking, Extent : Moderate, Area Affected : 20%							
		Location : Throughout On Inshore Side							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 15%							
		Location : Throughout On Inshore Side							
		Spalling, Extent : Severe, Area Affected : 15%							
		Location : Throughout On Inshore Side							
	Concrete	70%			2024	* *			B
		Cracking, Extent : Light, Area Affected : 2%							
		Location : Throughout							
	Under Construction	20%							D

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DEPT. OF CITYWIDE ADMIN. SERV. - 856**Project : PUBLIC BUILDINGS**

CAPITAL	FY 2014 - 2017		FY 2018 - 2023	
Miscellaneous Buildings	226,200		191,700	
EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Miscellaneous Buildings	33,800	18,000	18,200	15,100

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
13024	ENGINE CO. 36	6,168	168,400	34,300
13100	ENGINE CO. 204	3,806	103,900	21,200
13107	ENGINE CO. 212/LADDER CO. 111	5,337	145,700	29,700

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

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

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