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



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

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

Asset #: 2058

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

Interior

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior	•			•				•
Floors								
Carpet	20%			2016	\$807,800	3	\$206,900	C
Cast in Place Concrete	Location Recent Re Location	ad/Misposn n : Loading place Evide n : Parking	\$78,100 , Extent : Moderate Dock Over Lm Levent, Extent : Moder Garage xtent : Moderate, A	vel cate, Area	ı Affected : 10%	5	\$226,300	С
		n : Over Lm		33				
	Location	n : Basemer	Extent : Severe, Are nt- Near Electrical ood Covering Cond	Room Co	orridors			
Ceramic Tile	5%			2029	* *	5	\$34,500	С
Terrazzo	10%		\$40,900	LIFE	* *	5	\$53,900	C
	Cracking/		Extent : Moderate		ffected : 5%		, ,	
Vinyl Tile	Location Patching	Crumbling, 1 : Corrido	tent : Moderate, Ai		-	3	\$129,300	С
Interior Walls								
Ceramic Tile	Location Cracking/	issing Elem n : Public R Crumbling,	\$23,700 nents, Extent : Mod estroom On Lm Le Extent : Moderate estroom On Lm Le	vel , Area Aj		5	\$20,300	С
Concrete Masonry Unit	10%	Now	\$60,800	LIFE	* *	5	\$32,400	С
concrete Hansoni's Chief	Vertical C	Cracks, Exte	nt : Severe, Area A ir D, Basement - E	ffected :		3	ψ3 2 ,100	C
Fabric on Framing	10%			2021	\$1,473,300	5	\$40,500	С
Gypsum Board	33%			LIFE	* *	5	\$160,500	C
Masonry: Brick	5%			LIFE	* *		•	C
Granite Panels	5%			LIFE	* *			C
Plaster	25% Cracking/ Location Water Pen	Crumbling, 1 : Corridon 1etration, E	\$184,200 Extent: Moderate Near Judges Gard Extent: Moderate, A	LIFE , Area Aj age On L Area Affe	m Level cted : 10%	5	\$60,800	С
			· Near Judges Gard					
SGFT/Glazed Masonry	5%			LIFE	* *	_		C
Wood	2%			LIFE	* *	5	\$64,800	C

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Asset #: 2058

Architecture	С	urrent Re	epair	Futur	e Replacement	M	aintenance	
System Component Type		nil 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	В
	Cracking/Cri	umbling, l	Extent : Moderate	, Area Aj	ffected : 15%			
	Location : &	8th Floor						
	Staining/Disc	coloring, I	Extent : Moderate	, Area Ą	ffected : 5%			
	Location:	Various R	ooms On Lm Leve	el				
	Water Penetr	ation, Ex	tent : Moderate, A	rea Affe	cted : 10%			
	Location:	Various R	ooms On Lm Leve	el				
AcousTileSusp.Lay-In	25% I	Now	\$228,200	2033	* *	5	\$86,200	В
1 ,	Broken/Missi	ing Eleme	nts, Extent : Light	t, Area A	ffected : 20%		,	
		_	ut,Corridor(s)					
	Staining/Disc	coloring, I	Extent : Moderate	, Area A	ffected : 35%			
	U	0.	ut,Corridor(s)	· .				
		_	tent : Moderate, A	rea Affe	cted : 5%			
			On Lm Level	33				
	Worn/Erodea	l. Extent :	Moderate, Area	Affected	: 25%			
			ut,Corridor(s)	-55				
Exposed Concrete	20%		, (-)	LIFE	* *	5	\$21,600	В
Exposed Concrete		ation Ex	tent : Light, Area			3	\$21,000	Ъ
	Location : S		0 -	пујестеи	. 10/0			
		nan D 10	- KOOJ					
Gypsum Board	15%			LIFE	* *	5	\$129,300	В

lectrical		Current Ro	epair	Futur	e Replacement	M	aintenance	
estem Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2020	\$90,800	5	\$1,800	В
	Other Obse	rvation, Ex	ctent : Moderate, A	Area Affe	ected : 100%			
	Location .	: Electrical	l Room					
	Explanati	on : Two 3	000 Amps And Tw	o 2000 A	Amps Main Discon	nect Swit	ch	
Transformers								
Dry Type	100%			2018	\$28,500	5	\$1,500	В
Switchgear / Switchboard								
Fused Disc Sw	100%			2020	\$295,300	5	\$1,800	В
Raceway								
Conduit	95%			2020	\$380,100	1		В
Conduit	5%			2030	* *	1		В
Panelboards								
Fused Disc Sw	10%			2019	\$40,300	5	\$1,000	В
Fused Knife Sw	5%	2-4	\$20,100	2045	* *	5	\$200	В
	Obsolete Ed	quipment, I	Extent : Moderate,	Area Af	fected : 100%			
	Location .	Basement						
Molded Case Bkrs	10%			2028	* *	5	\$1,100	В
Molded Case Bkrs	75%			2019	\$302,100	5	\$8,200	В

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Asset #: 2058

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts		•				•
Wiring						
Thermoplastic	95%	2020	\$430,000	1		В
Thermoplastic	5%	2030	* *	1		В
Motor Controllers	2004	2010	ф 22 год	_	4000	
Locally Mounted	30%	2018	\$227,600	5	\$800	В
Motor Control Center	60%	2018	\$455,200 * *	5	\$6,700	В
Motor Control Center	10% Now \$75 Not in Service, Extent : Moderat	5,900 2040		5	\$600	В
	Location : Mech Room (10th F		. 100%			
Ground	· · · · · · · · · · · · · · · · · · ·	,				
Grounding Devices						
Generic	100%	LIFE	* *	5	\$6,100	В
Stand-by Power						
Transfer Switches						
Automatic	100%	2018	\$10,700	1	\$126,800	В
Generators	1000					_
Diesel	100%	2016	\$72,700	1	\$159,100	В
	Other Observation, Extent : Mod	lerate, Area Affe	cted : 100%			
	Location: Basement	:: 11 C				
Batteries	Explanation: One 365 Kw Cat	erpiliar Gensei				
Lead/Acid	100%	2014	\$600	5	\$15,200	В
Fuel Storage	10070	2014	\$000		\$13,200	ъ
Day Tank	50%	2019	\$16,900	5	\$38,100	В
Day Tank	Other Observation, Extent : Mod			3	Ψ30,100	Ь
	Location : Basement					
	Explanation : One 30 Gallons					
Main Tank	50%	2023	\$28,100	5	\$6,100	В
Walli Talik	Other Observation, Extent : Mod			3	φ0,100	ъ
	Location: Basement	ieraie, 11rea 11jje	. 10070			
	Explanation : One 275 Gallon	5				
Lighting						
Interior Lighting						
Fluorescent	92%	2015	\$2,221,200	10	\$346,600	В
	Other Observation, Extent : Mod	lerate, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation: Using T12 Lamp	os				
HID	3%	2015	\$51,000	10	\$400	В
Incandescent	5%	2015	\$120,700	2	\$500	В
Egress Lighting						
Egress Lighting Emergency, Service	50%	2015	\$33,700	1		В

Mechanical	Curre	nt Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost es)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

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

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

Asset #: 2058

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source Interruptible Gas/Dual Fuel	100%		2040	* *	1		В
	Other Observation, E Location: Basemen Explanation: No.2 Generator	nt			or Emerg	ency Diesel	
Conversion Equipment Steam Boiler	100% Other Observation, E Location: 10th Flo	_	2025 Affected	* *	1	\$407,200	В
	Explanation: 2 Uni		igers Con	vert Steam To Hot	Water		
Distribution Hot Wtr Piping/Pump	70% Other Observation, E		2028	* *	4	\$14,200	В
	Location : Through						
G. D	Explanation: Hot V	Water Used For Pr		ls And Perimeter I			
Steam Piping/Pump Terminal Devices	30%		2030	* *	4	\$9,100	В
Air Handler	30%		2020	\$750,600	1	\$76,300	В
Fan Coil Unit/Heat	70%		2020	\$4,863,500	1	\$93,100	В
Air Conditioning				. , , ,		. ,	
Energy Source Electricity	100%		2028	* *	1		В
Conversion Equipment Centrifugal, Elec Chiller	- 100% 0-2 Other Observation, E Location: 10th Flo Explanation: 2 Ori	or	2035 Affected	* *	1	\$400,400	В
Distribution	Explanation . 2 Ort	ginai Oniis					
Chilled Wtr Pipe/Pump	100% 0-2 Other Observation, E Location : 10th Flo	=	2040 Affected	**	4	\$20,300	В
	Explanation : Chill	ed Water Pumps N	eed To Be	Replaced			
Terminal Devices	50 0/		2020	Φ00 5 5 00	1	Φ1 27 200	Б
Air Handler/Cool/Ht Fan Coil - Cool/Heat	50% 50%		2020 2015	\$985,500 \$4,391,900	1	\$127,200 \$66,500	B B
Heat Rejection	30%		2013	\$4,391,900	1	\$00,300	Б
Water Cool Tower	100%		2018	\$1,332,000	2	\$413,400	В
Ventilation						,	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$229,100	В
Exhaust Fans	1000/		2020	¢512 000	2	¢12.700	D
Interior Plumbing	100%		2020	\$513,000	2	\$12,700	В

Plumbing

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Mechanical	Curren	t Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
H/C Water Piping							_
Brass/Copper	10%	3.6.1	2040	* *	1		В
		Moderate, Area Affe Main In Room Lm-4		6			
G 1 I (G: 1		Wain in Koom Lm-4.		* *			
Galv Iron/Steel	90%		2025	* *	1		В
HW Heat Exchanger HTHW/HW	100%		2020	\$1,071,000			В
H1HW/HW		Extent : Light, Area		\$1,071,000 · 100%			Б
	Location : Basem		rijjeereu	. 10070			
		nits In Basement, Sc	heduled T	o Be Replaced In	2 Weeks		
Sanitary Piping	1	· · · · · · · · · · · · · · · · · · ·					
Cast Iron	100% Now	\$20,200	LIFE	* *	1		В
	Blockage /Clogged	Extent : Moderate,	Area Affe	cted : 5%			
	Location: Northe	ast Side Street Sewe	r				
Storm Drain Piping							
Cast Iron	100% 0-2	\$32,400	LIFE	* *	1		В
		Light, Area Affected					
-	Location : Garage	e Level And Basemer	ıt Of Maiı	ı Building			
Sump Pump(s)	1000/		2020	¢10.200	4	ф1 200	D
Rigid Piping	100%		2020	\$10,200	4	\$1,300	В
Sewage Ejector(s) Electric	100%		2020	\$10,200	4	\$1,300	В
Backflow Preventer	10070		2020	\$10,200		\$1,500	
Generic Generic	100%		2025	* *	1	\$25,400	В
Fixtures	10070		2028			Ψ20,100	
Generic	100%						В
Vertical Transport							
Elevators							
Geared Traction	90%		LIFE	* *			C
		Extent: Light, Area		: 90%			
		-8 (4) B-9 (1) B-	10				
	Explanation : 11	Units					
Gearless Traction	10%		LIFE	* *			C
		Extent: Light, Area	Affected	: 10%			
	Location : G-4	, ·,					
Ecolotors	Explanation: 2 U	nus					
Escalators Under 20' Rise	100%		LIFE	* *			С
Under 20 Kist		Extent : Light, Area					C
		-M (2) $M-1$ (2)					
	Explanation : 6 U						

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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 / 14315Yr Built/Renovated: 2003 / 2009Area Sq Ft: 732,515Project Type: COURTSDate of Survey: 17-Feb-2010Landmark 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

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



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

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

Asset #: 14315

Cost Priority
9,700 A
3,000 A
),000 A
3,300 A
5,300 A
8,400 A
, , , , , ,
8,800 A 8,500 A
3,500 A
A
7 1
2,500 A
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
7,600 C
5,200 C
k,800 C
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Site Enclosure

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

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

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

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

ectrical	Current F	Repair	Future	e Replacement	M		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts							
Service Equipment							
Air Circuit Breaker	100%		2047	* *	5	\$3,100	В
	Other Observation, E	Extent : Light, Area A	Affected	: 100%			
	Location : Electrica	al Room					
	Explanation: 4(500	00 Amp) Services.					
Transformers							
Dry Type	100%		2038	* *	5	\$2,200	В
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Through	out					
	Explanation : Vario	ous Kva Ratings					
Switchgear / Switchboard							
Fused Disc Sw	100%		2047	* *	5	\$2,700	В
Raceway							
Conduit	100%		2047	* *	1		В
Panelboards							
Fused Disc Sw	10%		2043	* *	5	\$1,400	В
Molded Case Bkrs	90%		2043	* *	5	\$14,300	В
Wiring							
Thermoplastic	100%		2047	* *	1		В

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

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

Asset #: 14315

Electrical	C	Current Repair			e Replacement	N	Maintenance		
System Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cos	St Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts									
Motor Controllers									
Locally Mounted	10%			2038		* 5	\$400	В	
Motor Control Center	80%	F		2038		* 5	\$13,100	В	
			ctent : Light, Area en And Mezzanin		: 80%				
	Explanation . T			e Pioors.					
Motor Control Center	10%		nue.	2038	*	* 5	\$1,600	В	
Motor Control Center	Other Observ Location : M	1ezzanin	ctent : Light, Area e For Smoke Purge.	Affected		3	\$1,000	Б	
Ground									
Grounding Devices									
Generic	100%			LIFE	*	* 5	\$8,900	В	
Stand-by Power									
Transfer Switches									
Manual	20%			2047	*	* 5	\$500	В	
			ctent : Light, Area	Affected	: 100%				
	Location : B		,						
	Explanation	: For C	hiller # 3						
Not Accessible	80%							D	
Generators	200/			2024	ale.		Φ46.400	ъ.	
Natural Gas	Location : B	Basement		2034 Affected	* : 20%	* 1	\$46,400	В	
NT-4 A 21-1	Explanation	For C	niller # 3					D	
Not Accessible	80%							D	
Batteries Lead/Acid	20%			2016	\$10	00 5	\$4,400	В	
Lead/Acid		ation E	ctent : Light, Area			10 3	\$4,400	Б	
	Location : B		_	Пусстей	. 2070				
	Explanation								
Not Accessible	80%							D	
Fuel Storage	0070								
Main Tank	80%			2056	*	* 5	\$14,200	В	
No Component	20%						, , , , ,	D	
Lighting									
Interior Lighting									
Fluorescent	50%			2029	*	* 10	\$274,900	В	
Fluorescent		0-2	\$140,900	2021	\$704,60			В	
			functioing, Extent e Of The Building		Area Affected :	20%			
HID	30%			2029	*	* 10	\$5,900	В	
Egress Lighting							*		
Exit, LED	60%			2056	*	* 1		В	
Exit, Service	10%			2029	*	* 1		В	
Exit, Battery	30%			2029	*	* 10	\$12,100	В	

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

Asset #: 14315

Electrical		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Exterior Lighting								
HID	100%			2029	* *	10	\$1,900	В
Lightning Protection								
Arresters/Cabling								
Generic	100%			2056	* *	5	\$17,700	В
Alarm								
Security System								
Generic	100%			2029	* *	1	\$224,200	В
Fire/Smoke Detection								
Generic	100%	4+	\$140,300	2029	* *	1-3	\$336,400	В
	Malfunctio	ning, Exte	nt : Moderate, Ared	a Affecte	d: 100%			
	Location	: Main Lo	bby					

Mechanical	Cı	ırrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		l Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source Interruptible Gas/Dual Fuel	100%		2047	* *	1		В
	Location: V	ntion, Extent : Light, Area ault : 2 - 10,000 Gallon Tanks		: 100%			
Conversion Equipment	<i>_</i>						
Hot Water Boiler	100%		2038	* *	1	\$297,100	В
	Other Observa Location : B Explanation		Affected	: 100%			
Distribution							
Hot Wtr Piping/Pump	100%		2043	* *	4	\$44,400	В
Terminal Devices							
Air Handler	35%		2029	* *	1	\$129,900	В
Convector/Radiator	60%		2038	* *	1	\$116,400	В
Unit Heater-Stm/HW	5% N	low \$131,200	2029	* *	4	\$2,700	В
	Other Observe Location : Se	ution, Extent : Severe, Are allyport	a Affecte	d : 30%			
	Explanation	: Insufficient Heating Cap	acity In	This Area			
Air Conditioning							
Energy Source							
Electricity	100%		2043	* *	1		В
-	Other Observe Location : C	ation, Extent : Light, Area Thiller Room	Affected	: 33%			
	Explanation	: 1 Chiller Supplied Powe	r From A	A Natural Gas Po	wered Ge	nerator	

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

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

Asset #: 14315

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
ir Conditioning								
Conversion Equipment	0.007			2024	ماد ماد		Φ.Σ.Ο.Δ. 2.0.0	ъ.
Centrifugal, Elec Chiller		3.7	Φο πο οοο	2034	* *	1	\$584,300	В
Int Pkg Unit - Cooling	10%		\$872,000	2026		2	\$3,000	В
		erabie, Exte 1 : Unit 2, 8	ent : Severe, Area A	<i>ђес</i> ња :	100%			
				A CC 4 -	.1.1000/			
			Extent : Severe, Area	а Ађесњ	ra: 100%			
		i : Through		V E1	T. O			
District of the	Ехріапа	non : Inaae	equate Condenser V	vater Fi	ow 10 Operate Equ	иртепт		
Distribution Chilled Wtr Pine/Pump	100%			2047	* *	4	\$44,400	В
Chilled Wtr Pipe/Pump	100%			2047		4	\$44,400	Ъ
Terminal Devices Air Handler/Cool/Ht	100%			2020	* *	1	¢271 100	В
	100%			2029		1	\$371,100	
Heat Rejection Water Cool Tower	100%	Now	\$777.400	2025	* *	2	¢492 600	В
water Cool Tower			\$777,400 Extent : Severe, Area	2025		2	\$482,600	В
		ervanon, E 1 : Through		и Ајјесте	a. 100%			
				Enom (Cooling Town To	Sugtan C	own on outs Not	
			enser Water Piping t Flow To Operate			system Co	omponents Not	
entilation entile	Trovian	g sujjicien	11 tow 10 Operate	Едигрте	itti			
Exhaust Fans								
Interior	95%			2029	* *	2	\$17,600	В
Roof	5%			2029	* *	2	\$900	В
lumbing							77.00	
H/C Water Piping								
Brass/Copper	100%			2047	* *	1		В
Water Heater								
Gas Fired	100%			2020	\$157,600	2	\$9,000	В
		ervation, E	Extent : Light, Area	Affected			. ,	
	Location	ı : Boiler R	oom					
	Explana	tion : 2 Uni	its - 250 Gallons					
Sanitary Piping								
Cast Iron	100%	Now	\$73,500	LIFE	* *	1		В
	Other Obs	ervation, E	Extent : Severe, Are	a Affecte	ed: 100%			
	Location	: S W Cor	ner House Sewer					
	Explana	tion : Sagg	ing Piping Needs R	eplacem	ent			
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2029	* *	4	\$1,300	В
Sewage Ejector(s)								
Electric	100%			2029	* *	4	\$1,300	В
Backflow Preventer								
Generic	100%			2029	* *	1	\$37,000	В
	Other Obs	ervation, E	Extent : Light, Area	Affected	! : 100%			
	Location	ı : Water M	eter Room					
	Explana	tion : Fire I	And Domestic Wate	er Servic	e			
Fixtures								
Generic	100%							В

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

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

Mechanical	Current Repair	Future Replac	ement	M				
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estima FY	ted 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	* *			С		
•	Other Observation, Extent : Light, Area Affected : 100%							
	Location: (b-2)	55						
	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	В		
Sprinkler								
Generic	100%	2047	* *	1-2	\$168,200	В		
Fire Pump								
Generic	100%	2034	* *	1	\$112,100	В		

Print Date: 22-Oct-2012 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : BRONX HOUSING COURT

: 1118 GRAND CONCOURSE BTWN: E.166 ST. - MC CLELLAN ST. Address Borough Agency's Number : BRONX : 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

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



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

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

Asset #: 4374

Architecture	Current Repair			Futur	e 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		0-2 r Miss/Eroc : Through	\$126,000 l, Extent : Light, Ar out	LIFE rea Affec	* * ted : 10%	5	\$75,700	A
Pre-Cast Concrete Window Wall	Location Caulking I Location	: Through Deteriorate : South Fa	d, Extent : Modera cade	te, Area	Affected : 15%	5 5	\$16,400 \$37,800	A A
		etration, E : Over Ma	xtent : Light, Area in Stair	Affected	: 60%			
Windows Aluminum	90%	Now	\$97,300	2038	* *	5	\$10,200	A
	Location Caulking I Location Water Pen	: 1st Floor Deteriorate : Upper F etration, E	ked, Extent : Sever r, West Facade d, Extent : Modera loors xtent : Moderate, A Rooms On Upper I	te, Area Area Affe	Affected : 25%			
Glass Block	10%			LIFE	* *	5	\$1,400	A
Parapets Metal Rail Stucco Cement	75% 25%			2035 2035	* *	5-10 5	\$40,400 \$1,900	A A
Roof	23%			2033			\$1,900	A
IRMA/Protected Membrane	85%	0-2	\$3,800	2027	* *			A
	_	i Growth, E : Through	Extent : Moderate, 1 out	Area Affe	ected : 5%			
Modified Bitumen	10%			2027	* *	10	\$2,400	A
Skylight, Plastic	5%			2035	* *	1		A
Interior Floors								
Carpet	_	oiscoloring, : Through	Extent : Light, Are	2018 ea Affect	\$145,200 ed : 10%	3	\$37,200	С
Cast in Place Concrete	10%			LIFE	* *	5	\$27,100	С
Ceramic Tile	5%			2031	* *	5	\$6,200	C
Granite Panels	10%			LIFE	* *	5	\$9,300	C
Terrazzo Vinyl Tile	20% 35%	2-4	\$20,500	LIFE 2027	* *	5 3	\$19,400 \$16,300	C C
. J	Cracking/		Extent : Light, Are		ed : 10%	-	, = 3,2 30	-

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

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

Asset #: 4374

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority 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
		netration, E. 1 : Stair B B	xtent : Moderate, A ulkhead	Area Affe	cted : 5%			
Masonry: Brick	15%			LIFE	* *			С
Wood	10%			LIFE	* *	5	\$48,000	C
Ceilings								
AcousTileSusp.Lay-In	60%	0-2	\$24,600	2035	* *	5	\$37,200	В
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	ı: Through	out					
Exposed Concrete	10%			LIFE	* *	5	\$1,900	В
Gypsum Board	30%			LIFE	* *	5	\$46,500	В

Electrical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2042	* *	5	\$2,200	В
	Other Observation, Ex		rea Affe	cted : 100%			
	Location : Electrical	l Room					
	Explanation : One E	lectrical Service R	ated At (6000 Amps			
Transformers							
Dry Type	100%		2035	* *	5	\$300	В
Switchgear / Switchboard							
Molded Case Bkrs	100%		2042	* *	5	\$2,200	В
Raceway							
Conduit	100%		2042	* *	1		В
Panelboards							
Molded Case Bkrs	100%		2038	* *	5	\$2,200	В
Wiring							
Thermoplastic	100%		2042	* *	1		В
Motor Controllers							
Locally Mounted	5%		2035	* *	5		В
Motor Control Center	95%		2035	* *	5	\$2,100	В
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,200	В
	Other Observation, Ex	ctent : Moderate, A	rea Affe	cted : 100%			
	Location: Basement						
	Explanation: Water	Main					

Stand-by Power

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

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

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

Asset #: 4374

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

lechanical	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
eating						
Energy Source						
Interruptible Gas/Dual Fuel	100%	2048	* *	1		В
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : Basement Vaul	t				
	Explanation : (1) 6,000 G	allon Tank				
Conversion Equipment						
Hot Water Boiler	100%	2035	* *	1	\$40,600	В
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : Sixth Floor Me	chanical Equipment	Room			
	Explanation: (2) Dual Fu	el Hot Water Boilers				
Distribution						
Hot Wtr Piping/Pump	100%	2038	* *	4	\$6,100	В

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

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

Asset #: 4374

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Air Handler	50%			2027	* *	1	\$25,300	В
Convector/Radiator	50%			2035	* *	1	\$13,200	В
Air Conditioning								
Energy Source	400							_
Electricity	100%			2038	* *	1		В
Conversion Equipment	1000/			2021	de de		400 500	
Centrifugal, Elec Chiller				2031	* *	1	\$88,600	В
			Extent : Light, Area					
			oor Mechanical Equ	uipment .	Room			
Distribution	Explana	tion : Refri	gerant R-22					
Distribution Chilled Wtr Pipe/Pump	100%			2042	* *	4	\$6,100	В
	100%			2042			\$0,100	Б
Terminal Devices Air Handler/Cool/Ht	100%			2027	* *	1	\$50,700	В
	100%			2027		1	\$30,700	Б
Heat Rejection Water Cool Tower	5%	Now	\$13,300	2027	* *	2	\$3,300	В
water Coor Tower			: Severe, Area Affe			2	\$3,300	Ь
			. severe, Area Ajje eteriorated Cooling					
Water Coal Towns		i . Rooj, De	ierioraiea Cooling			2	¢70.200	D
Water Cool Tower	95%			2023	\$252,100	2	\$78,200	В
Ventilation Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$45,600	В
Exhaust Fans	10070			LIII		2-3	Ψ+3,000	ъ
Roof	100%			2027	* *	2	\$2,500	В
Plumbing	10070			2027			\$2,500	ъ
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		В
Water Heater	10070			2072				ъ
Gas Fired	5%	Now	\$1,100	2022	\$1,100	2		В
Out I I Cu			ight, Area Affected		Ψ1,100	_		D
			oor Mechanical Eq		Room, Deteriorate	d Combu	stion Stack	
Gas Fired	95%			2020	\$20,400	2	\$1,200	В
Sanitary Piping	73%			2020	φ20,400		φ1,200	ם
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	10070			LILL	·	1		ט
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)	10070			LILL	·	1		ע
Rigid Piping	100%			2027	* *	4	\$2,000	В
Sewage Ejector(s)	10070			2027	·		Ψ2,000	ע
Electric	100%			2027	* *	4	\$2,000	В
Backflow Preventer	100/0			2021		-T	Ψ2,000	ע
Generic	100%			2027	* *	1	\$5,100	В
Fixtures	100/0			2021	·	1	Ψ3,100	ע
Generic	100%							В
Vertical Transport	100%							ע

Vertical Transport

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

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

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Vertical Transport				
Elevators				
Geared Traction	100%	LIFE **	k	C
	Other Observation, Extent : Light, Area	ı Affected : 100%		
	Location: First Floor Thru Tenth Flo	or		
	Explanation: 6 Units			
Escalators				
Over 20' Rise	100%	LIFE **	*	C
	Other Observation, Extent : Light, Area	a Affected : 100%		
	Location: Lower Floors			
	Explanation: 2 Units			
Fire Suppression				
Standpipe				
Generic	100%	2042 **	^k 1-5 \$41,300	В
	Combination Sprinkler/Stdpipe, Extent	: Light, Area Affected : 10	0%	
	Location: Basement			
Sprinkler				
Generic	100%	2042 **	\$ 1-2 \$23,000	В
Fire Pump				
Generic	100%	2031 **	1 \$15,300	В

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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

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



Maintenance \$ are aggregated over a 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 APPELLATE COURT

Asset #: 2036

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Туре						` ′		
terior								
Exterior Walls	1.50/			LIEE	* *	_	¢10.200	
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	0.50/	N	¢004.000	2020	* *	5	¢20,400	A
Bronze/Brass	Location Ctrwt/Bal	issing Elem n : Through nc Not Fun	ct, Extent : Modera		ea Affected : 20%	5	\$29,400	A
		n : Through			ACC . 1 1000/			
	_		ed, Extent : Modera	te, Area	Affected: 100%			
		n : Through		A CC 4 - 1	. 100/			
		петгапоп, Е 1 : Library	xtent : Light, Area	Ајјестеа	: 10%			
34 - 17				2020	* *	10	Φ2 100	
Metal Louvers	5%			2029	* *	10	\$3,100	A
Parapets	250/			LIEE	* *	~	ф1 7 00	
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
erior								
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 Aj	ffected : 20%			
	Location	ı : Main Co	ourt Room And Thre	oughout				
SGFT/Glazed Masonry	5%			LIFE	* *			С
Wood	20%			LIFE	* *	5	\$84,500	Č
Ceilings							. ,	-
Exposed Concrete	10%			LIFE	* *	5	\$1,200	В
Plaster	25%			LIFE	* *	5	\$12,000	В
Plaster	65%			LIFE	* *	5	\$31,200	В
		netration, E	xtent : Light, Area		: 10%		, , , , , , , , , , , , , , , , , , , ,	
		ı : Library						

Maintenance \$ are aggregated over a 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 APPELLATE COURT

Asset #: 2036

Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2020	\$17,100	5	\$200	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		n : Basemer						
	Explana	tion : One	2400 Amps Main D	isconnec	et Switch			
Switchgear / Switchboard								
Molded Case Bkrs	90%			2020	\$71,900	5	\$1,200	В
Molded Case Bkrs	10%			2030	* *	5	\$100	В
Raceway								
Conduit	90%			2030	* *	1		В
Conduit	10%			2020	\$7,300	1		В
Panelboards								
Molded Case Bkrs	90%			2028	* *	5	\$1,200	В
Molded Case Bkrs	10%			2019	\$5,400	5	\$100	В
Wiring								_
Thermoplastic	80%			2030	**	1		В
Thermoplastic	20%			2020	\$16,700	1		В
Motor Controllers	2004			2025	de de	_	#100	
Locally Mounted	20%			2025	* *	5	\$100	В
Motor Control Center	80%			2025	* *	5	\$1,100	В
Ground								
Grounding Devices	1.000/				* *	_	# 000	
Generic	100%			LIFE	* *	5	\$800	В
Lighting								
Interior Lighting	0.00/			2015	Φ 2 07.500	10	¢41.500	D
Fluorescent	88%		Extent : Moderate, A	2015	\$287,500	10	\$41,500	В
		servation, E 1 : Through		<i>неи А</i> јје	ciea . 100%			
		_	oui g T12 Lamps					
IIID			g 112 Lamps	2015	Ф.4. соо	10		
HID	2%			2015	\$4,600	10	¢100	В
Incandescent	10%			2015	\$32,700	2	\$100	В
Egress Lighting	£00/			2020	011 400	10	Φ. 200	D
Emergency, Battery	50%			2020	\$11,400	10	\$6,200	В
Exit, Service	50%			2020	\$4,600	1		В

Mechanical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Interruptible Gas/Dual	100%	2040	* *	1		В
Fuel						
	Recent Repair Evident, Extent : Modera	ite, Area Af	ffected : 10%			
	Location: Incoming Gas Service Line					
Conversion Equipment						
Steam Boiler	100%	2033	* *	1	\$50,900	В

Maintenance \$ are aggregated over a 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 APPELLATE COURT

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Steam Piping/Pump	100%			2030	* *	4	\$3,800	В
Terminal Devices	100/			2025	* *	4	φ1 2.7 00	ъ.
Air Handler	40%			2025 2033	* *	1	\$12,700	В
Convector/Radiator	60%			2033	* *	1	\$10,000	В
Air Conditioning Energy Source								
Electricity	100%			2036	* *	1		В
Conversion Equipment	10070			2030				
Reciprocating Compr/Chiller	100%			2025	* *	1	\$23,800	В
Distribution Chilled Wtr Pipe/Pump	100%			2040	* *	4	\$2,500	В
Terminal Devices Air Handler/Cool/Ht	100%			2025	* *	1	\$31,800	В
Heat Rejection Water Cool Tower	100%			2018	\$180,200	2	\$51,700	В
Ventilation								
Distribution	1000				di di	2 -	ф 2 0 5 00	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$28,700	В
Exhaust Fans Interior	100%			2025	* *	2	\$1,600	В
Plumbing	100%			2023			\$1,000	Б
H/C Water Piping								
Galv Iron/Steel	100%			2025	* *	1		В
Water Heater								
Oil Fired	100%			2018	\$19,500	1	\$1,500	В
HW Heat Exchanger								
Low Temp	100%			2040	* *	4	\$5,100	В
Sanitary Piping								_
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	1000/			LIDE	* *	4		ъ.
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s) Rigid Piping	100%			2025	* *	4	\$1,300	В
Sewage Ejector(s) Electric	100%			2025	* *	4	\$1,300	В
Fixtures	1006							ъ
Generic	100%							В
Vertical Transport Elevators								
Hydraulic	100%			LIFE	* *			С
Tryuraunc	100%			LHE				

Maintenance \$ are aggregated over a 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 : 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 Landmark Status** : NONE : 01-Mar-2012

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



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

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

Asset #: 2061

rchitecture	Current Repair	Future Replaceme	Future Replacement		Maintenance	
stem Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated (Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior						
Exterior Walls	70/ NI 014640	0 1155	* *	~	ф114.400	
Cast in Place Concrete	5% Now \$146,40 Cracking/Crumbling, Extent: Model Location: Emergency Generator A Exposed Reinforcement, Extent: Lig Location: Emergency Generator A Repairs in Progress, Extent: Light, A Location: Throughout	ate, Area Affected : 10% rea ht, Area Affected : 2% rea		5	\$114,400	A
Masonry: Brick	10% Now \$152,40	0 LIFE	* *	5	\$45,800	A
	Repairs in Progress, Extent: Light, A Location: Throughout Rusting Masonry Supt, Extent: Mode	Area Affected : 66%	V ₀		4.0,000	
	Location: At Roof Exits	er are, in early eerea i 107	•			
	Vertical Cracks, Extent : Light, Area	Affected: 5%				
	Location: Walls Around Roof Area					
	Water Penetration, Extent: Moderat					
M D:1	Location: Ladies Locker Room In		* *		Φ274.700	
Masonry: Brick	30% Repairs in Progress, Extent: Light, A Location: Throughout	LIFE Area Affected : 66%	* *	5	\$274,700	A
Masonry: Granite	20%	LIFE	* *	5	\$137,300	A
	Repairs in Progress, Extent : Light, A Location : Throughout	Area Affected : 66%				
Masonry: Limestone	35% 4+ \$398,80 Repairs in Progress, Extent: Light, A Location: Throughout		* *	5	\$120,200	A
	Staining/Discoloring, Extent : Model Location : Throughout	rate, Area Affected : 25%				
Windows	C00/	2020	* *	_	¢42.000	A
Aluminum	60% Repairs in Progress, Extent: Light, A Location: Throughout	2039 Area Affected : 66%	* *	5	\$43,900	A
Bronze/Brass	5%	2031	* *	5	\$22,900	A
Steel	35%	2031	* *	5	\$320,400	A
	Repairs in Progress, Extent: Light, A Location: Throughout	Area Affected : 66%				
Parapets			ala ele	<u> </u>		
Masonry: Brick	90% Repairs in Progress, Extent: Light, A Location: Throughout	LIFE Area Affected : 66%	* *	5-10	\$60,200	A
Masonry: Limestone	10% Repairs in Progress, Extent: Light, A Location: Throughout	LIFE Area Affected : 66%	* *	5-10	\$11,900	A

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

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

Architecture	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior Roof							
Copper/Terne	60% Now	\$127,100	2038	* *			A
ospp.	Deformed/Dented, E			ed : 25%			
	Location: Over 12						
	Gut/DS Non Func/M			Affected : 25%			
		oor Roof, Drain To		. 660/			
	Repairs in Progress, Location: Through	_	а Ађестеа	: 00%			
	Water Penetration, I		Area Affec	ted : 10%			
		lectrical Room In Bo					
Modified Bitumen	40% Now	\$21,200	2023	\$211,700			A
	Gut/DS Non Func/M			00			
		h Floor Correction					
	Water Penetration, I		00				
nterior	Location: Over 91	h Floor Correction	Officers A	rea			
Floors							
Carpet	10% Now	\$30,200	2019	\$301,700	3	\$77,300	C
	Recent Installation,		Affected :	10%			
	Location: Through	hout					
Cast in Place Concrete	10%	F	LIFE	* *	5	\$225,400	C
	Repairs in Progress, Location : Through	_	a Affected	: 00%			
Ceramic Tile	5% Now	\$28,300	2032	* *	5	\$12,900	C
Ceramic The	5% NOW Cracking/Crumbling				3	\$12,900	C
	Location : Through	_	55				
Cork Tile	10%		2033	* *	5	\$45,100	С
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: Through			** 100 * 100		.	
Vinyl Tile	45% Now	\$109,500	2023	\$2,189,500	3	\$86,900	C
	Cracking/Crumbling Location: Through		си Ајјестес	ι. 1070			
	Repairs in Progress,		a Affected	: 66%			
	Location : Through						

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

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
	•		Extent : Light, Are	a Affecte	d: 66%			
		ı : Through	<i>оит</i> 				* 4 000	~
Masonry: Brick	5%		\$50.000	LIFE	* *	10	\$4,800	C
Marble Panels	5%		\$68,800	LIFE				C
			ents, Extent : Seve it ' F ' On 11th Floo		Affected : 25%			
		i : Near Ex	T Ch IIIn Floo		at. at.		Φ2π 100	
Marble Panels	20%	(C 11)	T	LIFE	* *	10	\$25,400	C
	U	0.	Extent : Light, Are	ea Affecto	ed : 5%			
DI.		n : Through			at at		\$4.000	
Plaster	5%		\$14,400	LIFE	**	5	\$4,800	C
	U	0.	Extent : Moderate · Near Room 1103	, Area Aj	ffectea : 5%			
			r Near Room 1103 xtent : Moderate, A	lnaa Affa	atad . 250/			
			xieni : Moaeraie, F · Near Room 1103	Area Ajje	ciea : 25%			
Distant		i . Corridoi	ivear Room 1103	LIDE	* *	5 10	¢.7.500	
Plaster	25%	Dunamass	Extent : Light Ang	LIFE		5-10	\$67,500	C
	_	i Progress, 1 : Through	Extent : Light, Are	а Ајјесте	a:00%			
COPTICI 111			ош	T TEE	* *	10	Ф22.000	
SGFT/Glazed Masonry	15%			LIFE	**	10	\$23,800	C
Wood	10%			LIFE		5	\$254,200	С
Ceilings AcousTileSusp.Lay-In	15%			2028	* *	5	\$77,300	В
Acous i nesusp.Lay-in			Extent : Light, Are		d · 66%	3	\$77,500	ъ
	-	ı 1 rogress, ı : Through	_	u rijjecie	u . 0070			
Plaster	5%		\$21,900	LIFE	* *	5	\$16,100	В
Plaster			521,900 Extent : Moderate			3	\$10,100	D
	_	_	ectric Room in Base	_	yecieu . 570			
			xtent : Moderate, A		cted · 5%			
			· Near Rooms 1103					
Plaster	75%			LIFE	* *	5-10	\$664,200	В
1 laster		Progress	Extent : Light, Are			5-10	φυυ4,200	ע
	-	ı 1 rogress, ı : Through	_	. 11,,000	a. 00/0			
Plaster	5%			LIFE	* *	5-10	\$44,300	В
1 105101	5%			LH.E		5-10	ψ 44 ,500	

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

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

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

Asset #: 2061

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	<u> </u>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2023	\$206,700	5	\$1,000	В
Raceway								
Conduit	90%			2023	\$240,100	1		В
Conduit	10%			2033	* *	1		В
Panelboards								
Fused Disc Sw	10%			2022	\$26,800	5	\$500	В
Molded Case Bkrs	20%			2031	* *	5	\$1,100	В
Molded Case Bkrs	60%			2022	\$161,100	5	\$3,400	В
Under Construction	10%							D
Wiring	200/	2.4	ΦΩΩ 5 ΩΩ	20.40	* *	1		D
Braided Cloth	30%	2-4	\$90,500	2048		1		В
		Agea, Exte	nt : Moderate, Are loors	а Ајјесте	ea : 100%			
Thermoplastic	40%			2023	\$120,700	1		В
Thermoplastic	20%			2033	* *	1		В
Under Construction	10%							D
Motor Controllers								
Locally Mounted	15%			2021	\$75,900	5	\$200	В
Locally Mounted	70%			2028	* *	5	\$1,000	В
Locally Mounted	10%			2036	* *	5	\$100	В
Under Construction	5%							D
Ground								
Grounding Devices	1000/			LIDE	* *	~	Φ	D
Generic	100%			LIFE	4. 4.	5	\$6,400	В
Stand-by Power Transfer Switches								
Automatic	100%			2021	\$10,700	1	\$66,700	В
Generators	10070			2021	\$10,700		Ψ00,700	
Diesel	100%			2019	\$72,700	1	\$83,700	В
Dieser		ervation. E	Extent : Moderate, A			1	Ψ03,700	Ь
			or - Outside Of Bui					
		tion : One 2		Ü				
Batteries	- 1							
Lead/Acid	100%			2014	\$600	5	\$8,000	В
Fuel Storage								
Day Tank	100%			2022	\$17,800	5	\$40,100	В
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	ected : 100%			
		: Generate						
	Explana	tion : One 7	75 Gals					

Lighting

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

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

Asset #: 2061

Electrical		Current Repair		e Replacement	Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Lighting								
Interior Lighting								
Fluorescent	87%		2028	* *	10	\$172,400	В	
	Other Obse	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location	: Throughout The Building						
	Explanati	on: T-8 Lamps						
HID	2%		2023	\$17,900	10	\$100	В	
Incandescent	1%		2018	\$12,700	2	\$100	В	
Under Construction	10%						D	
Egress Lighting								
Emergency, Battery	45%		2023	\$40,000	10	\$23,500	В	
Emergency, Battery	5%		2033	* *	10	\$2,600	В	
Exit, LED	5%		2063	* *	1		В	
Exit, Service	45%		2023	\$16,000	1		В	
Exterior Lighting								
HID	100%		2018	\$89,300	10	\$700	В	
Alarm								
Security System								
No Component	65%						D	
Generic	30%		2018	\$221,600	1	\$24,300	В	
Generic	5%		2033	* *	1	\$4,000	В	
Fire/Smoke Detection								
No Component	65%						D	
Generic	30%		2023	\$758,500	1-3	\$41,200	В	
Generic	5%		2033	* *	1-3	\$6,700	В	

echanical	Current Repair	Futur	e Replacement	Maintenance			
stem Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
ating							
Energy Source						_	
Interruptible Gas/Dual Fuel	100%	2033	* *	1		В	
	Other Observation, Extent : Light, A	rea Affected	: 100%				
	Location: Sub Basement						
	Explanation: Gas/#4						
Conversion Equipment							
Steam Boiler	100%	2028	* *	1	\$214,300	В	
	Other Observation, Extent: Light, A	rea Affected	: 100%				
	Location: Sub Basement Boiler Ro	om					
	Explanation: 4 Units						
Distribution							
Steam Piping/Pump	100% Now \$170,50	0 2033	* *	4	\$10,700	В	
	Broken, Extent : Moderate, Area Affe	ected : 10%					
	Location: Traps And Vacuum Con-	densate Pun	ıps				
	Corroded, Extent : Severe, Area Affe	cted : 20%					
	Location : Sub Basement, Basemen	t					

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

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

Asset #: 2061

Mechanical		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•			_				•
Terminal Devices	2004			2022	de de		#2 < 0.00	-
Air Handler	20%		7.1.4	2033	* *	1	\$26,800	В
		ervation, Ez : Basemeni	xtent : Light, Area	Affected	: 20%			
			ı cement Is In Prog	racc				
Commente y/De dieten		іоп . керіа	cement is in Frog		* *	1	¢56,000	В
Convector/Radiator	80%			2028		1	\$56,000	В
Air Conditioning Energy Source								
Electricity	100%			2039	* *	1		В
Conversion Equipment	10070			2037		-		ь
Window/Wall Unit	40%			2018	\$200,800	1		В
No Component	20%			2010	\$200,000	-		D
Under Construction	40%							D
		ervation, E.	xtent : Light, Area	Affected	: 0%			
	Location	: Various I	Locations					
	Explanati	ion: A C S	ystem Renewal Is .	In Progre	ess			
Distribution								
No Component	60%							D
Under Construction	40%							D
Terminal Devices								
Air Handler/Cool/Ht	40%			2033	* *	1	\$53,500	В
			xtent : Light, Area	Affected	: 40%			
		: Basement						
		ion : Repla	cement Is In Prog	ress				
No Component	60%							D
Heat Rejection								
No Component	60%							D
Under Construction	40%							D
Ventilation								
Distribution	1.000/	NT	#210.700	LIEE	* *	2.5	Φ1 2 0 5 00	D
Ductwork/Diffusers	100%	Now	\$210,700	LIFE	* *	2-5	\$120,500	В
		: Various I	vere, Area Affecte Locations	a : 10%				
Exhaust Fans	Locuiton	. various i	Locuitons					
Under Construction	100%							D
Plumbing	100%							D
H/C Water Piping								
Brass/Copper	60%			2033	* *	1		В
Galv Iron/Steel	40%	Now	\$29,200	2028	* *	1		В
Guiv Holl/Steel			vere, Area Affecte			•		Ь
		: Various I						
			tent : Moderate, A	rea Affec	ted : 10%			
		: House To						
HW Heat Exchanger								
Low Temp	100%			2023	\$75,800	4	\$32,100	В
					, , _ 50	•	,, - 30	-
Sanitary Piping								

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

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

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

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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 Landmark Status** : NONE : 21-Nov-2008

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

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



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

Asset #: 1573

chitecture	Current Repair		Future Replacement		Maintenance						
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
terior				•				•			
Exterior Walls											
Masonry: Brick	10%		\$117,200	LIFE	**	5	\$35,200	A			
	Cracking/Crumbling, Extent: Moderate, Area Affected: 10%										
	Location : Penthouse Horizontal Cracks, Extent : Moderate, Area Affected : 10%										
		n : Penthou		теи Аује	ciea . 10/0						
			d, Extent : Moderat	e. Area	Affected : 50%						
		n : Penthou		,	1), 00100 1 0070						
Metal Panel	7%	Now	\$19,300	2030	* *	5	\$46,200	A			
1/10/01/1 / 01/01			Extent : Moderate,		fected : 75%		Ψ.0,200				
		n : Through		55							
	Staining/I	Discoloring	, Extent : Moderate	, Area A	ffected : 50%						
	Location	n : Through	out								
Granite Panels	5%			LIFE	* *	5	\$13,200	A			
Panel/Paver: Limestone	75%		\$1,622,500	LIFE	* *	5	\$198,000	Α			
	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										
	_	Discoloring n : Through	, Extent : Moderate out	, Area Ą	ffected : 15%						
Window Wall	3%			2040	* *	5	\$39,600	A			
Windows											
Aluminum	97%		\$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	n : 11th Flo	or								
Metal Louvers	3%			2029	* *	10	\$17,900	A			
Parapets		<u> </u>									
Masonry: Brick	50%		\$131,600	LIFE	**	5	\$19,900	Α			
	Int Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% Location : Interior Face										
Dan a1/Day I			race	TIDE	* *	-	¢01.000	A			
Panel/Paver: Limestone Roof	50%			LIFE	* *	5	\$21,800	A			
Modified Bitumen	100%			2025	* *	10	\$140,900	A			

Interior

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

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

Asset #: 1573

rchitecture	Current Repair		Future Replacement		Maintenance			
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
erior								
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 A	ffected : 20%			
	Location	: Record F	Rooms In Basement					
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 25%			
	Location	: Record F	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	В
AcousTileSusp.Lay-In	20%			2025	* *	5	\$145,500	В
Exposed Concrete	15%			LIFE	* *	5	\$17,100	В
Plaster	20%			LIFE	* *	5	\$90,900	В

lectrical	Current Repair	Futur	e Replacement	Maintenance			
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
nder 600 Volts							
Service Equipment							
Air Circuit Breaker	100%	2040	* *	5	\$2,500	В	
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%				
	Location: Electrical Room						
	Explanation: 2-4000a. Siemens Powe	r Breake	rs.				
Transformers							
Dry Type	100%	2033	* *	5	\$1,800	В	
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%				
	Location : Electrical Room						
	Explanation: 150kva, 75kva, 45kva						
Switchgear / Switchboard							
Air Circuit Breaker	100%	2040	* *	5	\$2,500	В	
Raceway							
Conduit	40%	2040	* *	1		В	
Conduit	60%	2020	\$240,100	1		В	

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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	В	
Molded Case Bkrs	50%			2036	* *	5	\$6,500	В	
Molded Case Bkrs	45%			2019	\$181,200	5	\$5,800	В	
Wiring									
Braided Cloth	30%	2-4	\$135,800	2045	* *	1		В	
	Insulation	Aged, Exte	ent : Moderate, Are	a Affecte	ed : 100%				
	Location	ı : Upper F	loors						
Thermoplastic	50%			2040	* *	1		В	
Thermoplastic	20%			2030	* *	1		В	
Motor Controllers									
Locally Mounted	10%			2018	\$75,900	5	\$300	В	
Locally Mounted	10%			2033	* *	5	\$300	В	
Motor Control Center	40%			2033	* *	5	\$5,300	В	
Motor Control Center	40%			2018	\$303,500	5	\$5,300	В	
Ground									
Grounding Devices									
Not Accessible	100%							D	
Lighting									
Interior Lighting									
Fluorescent	99%			2025	* *	10	\$441,500	В	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location	ı : Through	out The Building						
	Explana	tion : T-8 L	amps						
HID	1%			2020	\$20,100	10	\$200	В	
Egress Lighting									
Emergency, Battery	20%			2015	\$39,900	10	\$23,500	В	
Exit, LED	80%			2048	* *	1		В	

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

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

Asset #: 1573

Mechanical		Current Repair	Future F	Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Terminal Devices							
Air Handler	60%		2025	* *	1	\$180,600	В
Convector/Radiator	20%		2033	* *	1	\$31,500	В
Fan Coil Unit/Heat	20%		2025	* *	1	\$31,500	В
Air Conditioning							
Energy Source							
Electricity	100%		2036	* *	1		В
Conversion Equipment							
Centrifugal, Elec Chiller	100%		2029	* *	1	\$526,600	В
Distribution	10070				-	\$220,000	
Chilled Wtr Pipe/Pump	100%		2040	* *	4	\$24,000	В
Terminal Devices	10070		2040			Ψ24,000	
Air Handler/Cool/Ht	100%		2025	* *	1	\$301,000	В
	100%		2023		1	φ301,000	ъ
Heat Rejection	1000/		2021	¢1 576 500	2	¢490.200	D
Water Cool Tower	100%		2021	\$1,576,500	2	\$489,300	В
Ventilation							
Distribution	1000/		LIDE	ale ale	2.5	Φ 271 100	ъ
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$271,100	В
Exhaust Fans							
Interior	95%		2025	* *	2	\$14,300	В
Roof	5%		2025	* *	2	\$800	В
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%		2025	* *	1		В
HW Heat Exchanger							
Low Temp	100%		2040	* *	4	\$48,200	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2020	\$10,200	4	\$1,300	В
Sewage Ejector(s)	10070			Ψ10, 2 00	•	Ψ1,200	
Compressed Air	100%		2030	* *	4	\$2,000	В
Fixtures	10070		2030			Ψ2,000	ъ
Generic	100%						В
	10070						ъ
Vertical Transport Elevators							
Geared Traction	100%		LIFE	* *			С
	Other Obs Location	ervation, Extent : Light, Are : (2) B-1; (3) 3-12; (10) 1-1	a Affected : 1				C
	Explana	tion: 15 Units					
Escalators Linder 20' Pice	1000/		LIDE	* *			C
Under 20' Rise	Location	ervation, Extent : Light, Are :: 1-2, 2-3 tion : 6 Units	LIFE a Affected : 1				С

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

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

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

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



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

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

Asset #: 4167

chitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
erior	•			•				
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	\$100,600	A
Masonry: Brick	65%	Now	\$305,500	LIFE	* *	5	\$55,800	A
			l, Extent : Moderat	e, Area A	Affected : 20%			
		: North Fa		1	. 1 200/			
			xtent : Moderate, A	Area Affe	cted : 20%			
			icade, Foundation		ate ate			
Masonry: Brownstone	10%	Now	\$100,600	LIFE	**	5	\$6,400	Α
		Miss/Eroc : North Fa	l, Extent : Moderai	e, Area A	Affectea : 25%			
			icaae Extent : Moderate	AnaaA	ffootod , 200/			
	_	: North Fa		, Area A	ijeciea . 20%			
		netration, Extent : Moderate, Area Affected : 20%						
			icade, Tower	170471970	cica . 2070			
Masonry: Granite	10%	Now	\$126,700	LIFE	* *	5	\$6,400	A
Masonry. Granic			l, Extent : Moderat			3	φυ,400	А
		: North Fo		-,	-5,5			
	Water Pene	etration, E	xtent : Moderate, A	Area Affe	cted : 15%			
	Location	: Lobby						
Windows								
Wood	50%	Now	\$22,800	2037	* *	5	\$17,000	Α
		ed Finish, . : Through	Extent : Moderate, out	Area Afj	fected : 25%			
	-	-	ıt : Severe, Area Aj um At Arch Windov	-	40%			
Wood	50%			2043	* *	5	\$33,900	A
	Recent Rep	lace Evide	ent, Extent : Light,	Area Aff	ected : 100%		, ,	
	Location	: Through	out					
Parapets								
Copper/Terne	10%			2041	* *	5	\$400	A
Masonry: Brownstone	90%			LIFE	* *	5	\$2,000	A
Roof								
Clay Tile	70%	Now	\$94,700	2041	**			Α
			ents, Extent : Mod	erate, Ar	ea Affected : 10%			
		: Through		A A .	Tootad . 250/			
		n Func/Mi : East Fac	ss, Extent : Severe,	, Area A <u>f</u>	jectea : 25%			
M. 4101. 47014		. Eust Fac	шие	2026	* *	10	Φ7 000	A
Modified Bitumen	30%			2026	**	10	\$7,800	A

Interior

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

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

Asset #: 4167

rchitecture	Cu	rrent Re	pair	Futu	e Replacement	M	aintenance	
estem Component Type		Date E	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
erior								
Floors	1.50/			2020	Φ.62. 700	2	Φ20.000	a
Carpet	15%			2020	\$63,500	3	\$20,000	C
Carpet	10% Recent Replace Location : Fo		t, Extent : Light, or	2022 Area Aff	\$42,300 fected : 100%	3	\$10,000	С
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 Location : 4t		t, Extent : Light,		ected : 100%			
Vinyl Tile	20%			2021	\$136,500	3	\$5,000	C
Wood		ow	\$68,300	2049	* *	5	\$9,400	C
	Location : O Worn/Eroded,	ld Careta Extent : ,	Severe, Area Affa		-			
	Location : O	ld Careta	ıkers Apt.					
Interior Walls	7 0/			2020	de de	_	Φ	~
Ceramic Tile	5%			2030	* *	5	\$5,000	C
Gypsum Board Masonry: Brick	15% 10% N	ow	\$72,200	LIFE LIFE	* *	5	\$8,900	C C
	Location : Bo Spalling, Exter Location : Bo	ıt : Mode	erate, Area Affec	ted : 25%	6			
Plaster	Broken/Missin Location : O Cracking/Crun	ld Careta nbling, E	\$117,000 nts, Extent : Seve nkers Apt. And M Extent : Severe, A nkers Apt. And M	ain Stair rea Affeo	cted : 25%	5	\$6,000	С
Plaster	35%			LIFE	* *	5	\$10,400	С
2 10002			Extent : Light, A		cted : 25%		Ψ10,100	
Wood	15%			LIFE	* *	5	\$59,500	C
Ceilings								
AcousTileSusp.Lay-In	25%			2034	* *	5	\$16,700	В
Gypsum Board	10%			LIFE	* *	5	\$8,300	В
Plaster		_	\$153,800 Extent : Severe, A akers Apt.	LIFE rea Affeo	* * cted : 50%	5	\$10,400	В
	Worn/Eroded, Location : O		Severe, Area Affa ukers Apt.	ected : 5	0%			
Plaster	15%			LIFE	* *	5	\$6,300	В
Plaster	25%			LIFE	* *	5	\$10,400	В
	Recent Repair Location : 4t		Extent : Light, A	rea Affe	cted : 25%			

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

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

Asset #: 4167

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment	1000	2044	de de	_	4100	-
Fused Disc Sw	100%	2041	**	5	\$100	В
	Other Observation, Extent : Moderate Location : Basement	te, Area Affecte	a:100%			
	Explanation: 1- Electrical Service	Rated @ 800 A	mnaras			
Switchgear / Switchboard	Explanation : 1- Electrical Service	Kuleu @ 600 A	imperes			
Fused Disc Sw	100%	2041	* *	5	\$100	В
Raceway	100/0	2011			Ψ100	
Conduit	100%	2041	* *	1		В
Panelboards	10070	20.11				
Molded Case Bkrs	100%	2037	* *	5	\$600	В
	Other Observation, Extent : Moderat	te, Area Affecte	d : 100%			
	Location: Corridors					
	Explanation: Existing Non Function	onal Knife Swite	ch Panels Retair	ned For I	Historical	
	Purposes					
Wiring	1000	-044				_
Thermoplastic	100%	2041	* *	1		В
Motor Controllers	0.007	2024	ماد ماد	~	#100	ъ.
Locally Mounted	80%	2034	* *	5	\$100	В
Locally Mounted	20%	2019	\$3,300	5		В
Ground Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	В
Generic	Other Observation, Extent : Moderat		d : 100%	3	Ψ300	Ъ
	Location: Basement	, 11. 00. 129, 0010.				
	Explanation : Connected To Metal	Water Pipe.				
Lighting		······································				
Interior Lighting						
Fluorescent	80%	2026	* *	10	\$15,400	В
	Other Observation, Extent : Moderat	te, Area Affecte	d : 100%			
	Location: Throughout The Building	g				
	Explanation: T-12 Lamps					
Fluorescent	15%	2029	* *	10	\$2,900	В
	Other Observation, Extent : Moderat	te, Area Affecte	d: 100%			
	Location : 3rd Floor					
	Explanation: T-8 Lamps					
HID	1%	2026	* *	10		В
Incandescent	4%	2021	\$5,300	2		В
Egress Lighting				_		
Emergency, Battery	40% Now \$3,70		* *			В
	Not Functioning, Extent: Moderate,		100%			
	Location: Throughout The Buildin	g				
Exit, Service	60%	2026	* *	1		В
Exterior Lighting				_		
HID	100%	2021	\$9,400	10	\$100	В

Alarm

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

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

Asset #: 4167

lectrical	Current Repair	Future Replacement	ent N	laintenance		
ystem Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated FY	Cost Cycle (Yrs)	Estimated Cost	Priority Code	
larm						
Security System						
Generic	100%	2026	* * 1	\$7,900	В	
	Other Observation, Extent : Modera	te, Area Affected : 100%				
	Location: Throughout The Buildin	ıg				
	Explanation : Surveillance Camera	a System Appears To Be I	n Good Work	1.7		
Fire/Smoke Detection						
Generic	100%	2026	* * 1-3	\$13,400	В	
	Other Observation, Extent: Moderate, Area Affected: 100%					
	Location: Throughout The Buildin	ıg				
	Explanation: Fire Alarm System I	s Functional And Mainta	ined By A Priv	vate Contractor.		

Mechanical		Current R	epair	Future	Replacement	M	aintenance	
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		В
Conversion Equipment								
Steam Boiler	100%			2034	* *	1	\$20,900	В
			xtent : Light, Area	Affected .	100%			
		: Basement						
	Explanat	ion : 5 Unii	ts					
Distribution								_
Steam Piping/Pump	100%	Now	\$35,900	2031	**	4	\$1,000	В
			Extent : Severe, Are	ea Affecte	d: 70%			
		: Througho		4.60	1 2007			
			Extent : Severe, Are					
m : 15 :	Locanon	: East Stae	Gets Less Heat Th	ian wast	Siae Of The Buila	ıng		
Terminal Devices	0.50/	Mass	¢11 500	2026	* *	1	¢£ 000	D
Convector/Radiator	95%	Now	\$11,500 oderate, Area Affed	2026		1	\$5,800	В
		: Holding A		nea . 107	o			
11 1 11 G ATT		. 110iuing 1	1/ea	2016	ФО 200		#100	
Unit Heater-Stm/HW	5%			2016	\$8,300	4	\$100	В
Air Conditioning								
Energy Source Electricity	100%			2029	* *	1		В
Conversion Equipment	100%			2029		1		Б
Int Pkg Unit - Cooling	5%			2019	\$16,500	2	\$100	В
Window/Wall Unit	70%			2019	\$37,000	1	\$100	В
No Component	25%			2010	φ57,000	1		D D
Heat Rejection	2370							<u> </u>
Remote Air Cond	5%			2021	\$5,800	2	\$700	В
No Component	95%			2021	Ψ2,300	_	Ψ700	D
Vantilation	7570							

Ventilation

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

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

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

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

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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



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

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

Asset #: 13870

Architecture	Current Re	epair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority 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, Exte Location: Stack Chir		ea Affec	ted : 5%				
	Water Penetration, Ex	tent : Moderate, A	Area Affe	cted : 5%				
	Location: Penthouse	2						
Masonry: Marble	55%		LIFE	* *	5	\$275,000	A	
•	Punct/Tear/Impact Da	mage, Extent : M	oderate,	Area Affected : 5%	ó			
	Location : Various G	Fround Level Area	ıs					
	Caulking Deteriorated Location: Throughout		te, Area	Affected : 20%				
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, Location : Througho		e, Area A	Affected : 10%				
	Spalling, Extent : Mod Location : Throughou		ed : 15%	ó				
Masonry: Marble	35%		LIFE	* *	5	\$6,800	A	
Metal Panel	10%		2032	* *	5	\$6,000	A	
	Corrosion/Rusting, Ex. Location: Throughout			cted : 20%		+ 0,000		
Metal Rail	10% Now	\$3,600	2027	* *	5	\$11,000	A	
	Loose/Miss Fasteners,			ected : 60%	-	7,		
	Location : Throughout		33					
Roof	0							
Roll Roofing	75% Now	\$25,100	2018	\$501,900	5	\$87,200	A	
č	Water Penetration, Ext Location: Southeast	tent : Severe, Arec				. ,		
Skylight, Metal/Glass	25%		2032	* *	10	\$116,300	A	
nterior						4110,200		

Interior

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

Asset #: 13870

Architecture		Current F	Repair	Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
terior	•			•				•	
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%		\$115,000	LIFE	* *	5	\$154,100	C	
	_	_	Extent : Severe, A out Basement	rea Affec	eted : 15%				
Mosaic Tile	15%			2027	* *	5	\$264,100	С	
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%		\$60,400	LIFE	* *			C	
	Location	n : Basemen	Extent : Severe, Are at r Penetration	a Affecte	d : 100%				
Marble Panels	25%			LIFE	* *			С	
Plaster	10%			LIFE	* *	5	\$16,600	C	
Plaster	30%	Now	\$65,300	LIFE	* *	5	\$49,800	С	
	Location Water Per	n : Southeas netration, E	Extent : Severe, A st Corner Of Libran xtent : Moderate, A st Corner Of Libran	y Area Affe					
Wood	25%			LIFE	* *	5	\$553,900	С	
Ceilings									
AcousTileSusp.Lay-In	3%			2035	* *	5	\$21,100	В	
Exposed Concrete	10%			LIFE	* *	5	\$11,000	В	
Glass: Susp Panels	10%			LIFE	* *			В	
	Location	n : Courtro	Extent : Moderate, A om Dome : Tiffany Dome. Uli	30					
Gypsum Board	32%			LIFE	* *	5	\$281,800	В	
Masonry: Marble	10%			LIFE	* *	1	, , , , , , , , , , , , , , , , , , , ,	В	
Masonry: Vault Struct	5%			LIFE	* *			В	
Plaster	30%			LIFE	* *	5	\$132,100	В	

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Under 600 Volts	•			
Service Equipment				
Fused Disc Sw	100%	2048 **	5 \$200	В
	Other Observation, Extent : Moderate	, Area Affected : 100%		
	Location: Electrical Room Basemen	t		
	Explanation: 3000 Amps			

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

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

Asset #: 13870

Electrical	Current	Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts	•		•					
Switchgear / Switchboard								
Fused Disc Sw	20%		2048	* *	5		В	
Molded Case Bkrs	80%		2048	* *	5	\$900	В	
Raceway								
Conduit	100%		2048	* *	1		В	
Panelboards								
Fused Disc Sw	10%		2044	* *	5	\$100	В	
Molded Case Bkrs	90%		2044	* *	5	\$1,100	В	
Wiring								
Thermoplastic	100%		2048	* *	1		В	
Motor Controllers								
Locally Mounted	30%		2039	* *	5	\$100	В	
Motor Control Center	70%		2039	* *	5	\$900	В	
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$700	В	
	Other Observation,	Extent: Moderate, A	Area Affe	cted : 100%				
	Location : Baseme	ent						
	Explanation : Wat	ter Main						
Lighting								
Interior Lighting								
Fluorescent	95%		2030	* *	10	\$38,700	В	
		Extent: Moderate, A	Area Affe	cted : 100%				
	Location : Throug							
	Explanation: T-8	Lamps						
HID	2%		2030	* *	10		В	
Incandescent	3%		2030	* *	2		В	
		Extent: Moderate, A	Area Affe	cted : 100%				
	Location : Throug	_						
	Explanation : Cha	ındelier Lighting Fix	tures					
Egress Lighting								
Emergency, Service	10%		2030	* *	1		В	
Exit, LED	90%		2062	* *	1		В	
Exterior Lighting								
Not Accessible	100%						D	
Alarm								
Fire/Smoke Detection								
No Component	70%						D	
Generic	30%		2027	* *	1-3	\$8,200	В	

Mechanical	Curren	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Utility Steam	100%		2042	* *	1		В

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

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

Asset #: 13870

Mechanical		Current 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	В	
Distribution									
Steam Piping/Pump	100%			2042	* *	4	\$3,300	В	
Terminal Devices									
Air Handler	50%			2027	* *	1	\$13,800	В	
Convector/Radiator	45%			2035	* *	1	\$6,500	В	
Fan Coil Unit/Heat	5%			2027	* *	1	\$700	В	
Air Conditioning									
Energy Source									
Electricity	100%			2038	* *	1		В	
Conversion Equipment Reciprocating Compr/Chiller	100%			2027	* *	1	\$20,600	В	
Compi/Cimici	R-22 Refr	igerant. Ex	tent : Light, Area A	ffected :	100%				
	·		- Basement Mecha						
			Extent : Light, Area						
			age Chiller - Basen		. 100/0				
		tion : 2 Un	_	ieni					
Distribution	Ехрини	non . 2 On	ııs						
Chilled Wtr Pipe/Pump	100%			2042	* *	4	\$3,300	В	
Terminal Devices	100%			2042		- 4	\$3,300	ь	
Air Handler/Cool/Ht	100%			2027	* *	1	\$27,500	В	
Heat Rejection Water Cool Tower	100%			2023	\$155,900	2	\$44,700	В	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$24,800	В	
Exhaust Fans									
Roof	100%			2027	* *	2	\$1,400	В	
Plumbing							·		
H/C Water Piping									
Brass/Copper	20%			2042	* *	1		В	
Galv Iron/Steel	80%			2035	* *	1		В	
Water Heater	-	-							
Gas Fired	100%			2020	\$12,600	2	\$700	В	
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1		В	
Sump Pump(s)									
Rigid Piping	100%	Now	\$11,100	2032	* *	4	\$1,300	В	
6 - T0			Extent : Severe, An		ted : 100%	-	7-,- 30	-	
		: Basemer		-					
Sewage Ejector(s) Electric	100%			2027	* *	4	\$2,000	В	
Licente	100%			2021		+	φ2,000	ע	

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

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

Mechanical	Current Repair	Future Repl	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Plumbing							
Backflow Preventer							
Generic	100%	2027	* *	1	\$2,700	В	
Fixtures							
Generic	100%					В	
	Obsolete Fixtures, Extent : Seve	re, Area Affected : 20%	,)				
	Location: Throughout						
Vertical Transport							
Elevators							
Geared Traction	100%	LIFE	* *			C	
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : One Unit Travels F	rom Basement : Pentho	use, The Ot	her Fron	ı Cellar : 4th		
	Floor						
	Explanation: 2 Units						
Fire Suppression							
Sprinkler							
No Component	95%					D	
Generic	5%	2042	* *	1-2	\$600	В	

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

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



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

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

Asset #: 2049

	Curren	Current Repair Future		e Replacement	Maintenance		
ystem Component Type	% of Fail Date Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior							
Exterior Walls	100/ N	фо 2 400	LIEE	* *	~	Φ 2 0.100	
Masonry: Brick	Location: Bulkhe Spalling, Extent: M Location: Bulkhe	Moderate, Area Affec	ted : 20%	6	5	\$28,100	A
	Location : Bulkhe	ead					
Metal/Glass Curt Wall	40%		LIFE	* *	5	\$210,400	A
Panel/Paver: Limestone	50% Now	\$1,724,600	LIFE	* *	5	\$105,200	A
	Jnt Mortar Miss/En Location : Throug	rod, Extent : Moderai ghout	te, Area A	Affected : 35%			
Windows	1000/		2020	* *	~	Φ.C	
Aluminum	100%		2028	* *	5	\$68,500	A
Parapets Masonry: Brick	60% Now Cracking/Crumblin Location : Inside	\$81,600 ng, Extent : Moderate Face	LIFE , Area A <u>j</u>	* * fected : 40%	5	\$2,100	A
	Spalling, Extent : M Location : Inside	Moderate, Area Affect Face	ted : 50%	Ó			
				,			
	Worn/Eroded, Exte Location : Inside	ent : Moderate, Area	Affected .	55%			
Panel/Paver: Limestone	Location : Inside	ent : Moderate, Area	Affected .	* *	5	\$1,500	A
Panel/Paver: Limestone Roof	Location : Inside	ent : Moderate, Area			5	\$1,500	A
	Location : Inside	ent : Moderate, Area			5	\$1,500 \$117,400	A A
Roof Roll Roofing terior	Location : Inside 40%	ent : Moderate, Area	LIFE	* *		·	
Roof Roll Roofing terior Floors	Location : Inside 40% 100%	ent : Moderate, Area	LIFE 2019	* * \$312,300		\$117,400	A
Roof Roll Roofing terior Floors Carpet	Location : Inside 40% 100%	ent : Moderate, Area	LIFE 2019 2014	* *		·	A C
Roof Roll Roofing terior Floors	Location : Inside 40% 100%	ent : Moderate, Area	LIFE 2019	* * \$312,300	5	\$117,400	A C C
Roof Roll Roofing terior Floors Carpet	Location : Inside 40% 100%	ent : Moderate, Area	LIFE 2019 2014	** \$312,300 \$485,500	3	\$117,400 \$165,800	A C C C
Roof Roll Roofing terior Floors Carpet Ceramic Tile	Location : Inside 40% 100% 15% 5%	ent : Moderate, Area	LIFE 2019 2014 2023	\$312,300 \$485,500 \$606,400	5 3 5	\$117,400 \$165,800 \$27,600	A C C
Roof Roll Roofing terior Floors Carpet Ceramic Tile Terrazzo	Location : Inside 40% 100% 15% 5% 25%	ent : Moderate, Area	2019 2014 2023 LIFE	\$312,300 \$485,500 \$606,400 * *	5 3 5 5	\$117,400 \$165,800 \$27,600 \$107,900	A C C C
Roof Roll Roofing terior Floors Carpet Ceramic Tile Terrazzo Vinyl Tile	Location : Inside 40% 100% 15% 5% 25%	ent : Moderate, Area	2019 2014 2023 LIFE	\$312,300 \$485,500 \$606,400 * *	5 3 5 5	\$117,400 \$165,800 \$27,600 \$107,900	A C C C C C C
Roof Roll Roofing terior Floors Carpet Ceramic Tile Terrazzo Vinyl Tile Interior Walls	Location : Inside 40% 100% 15% 5% 25% 55%	ent : Moderate, Area	2019 2014 2023 LIFE 2020	\$312,300 \$485,500 \$606,400 ** \$2,870,300	3 5 5 3	\$117,400 \$165,800 \$27,600 \$107,900 \$152,000	A C C C C C C C C
Roof Roll Roofing terior Floors Carpet Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile	Location : Inside 40% 100% 15% 5% 25% 55%	ent : Moderate, Area	2019 2014 2023 LIFE 2020 2023	\$312,300 \$485,500 \$606,400 ** \$2,870,300 \$1,038,500	3 5 5 3	\$117,400 \$165,800 \$27,600 \$107,900 \$152,000	A C C C C C C
Roof Roll Roofing terior Floors Carpet Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile Marble Panels	Location : Inside 40% 100% 15% 5% 25% 55% 5% 20%	ent : Moderate, Area	2019 2014 2023 LIFE 2020 2023 LIFE	\$312,300 \$485,500 \$606,400 ** \$2,870,300 \$1,038,500 **	5 3 5 5 3	\$117,400 \$165,800 \$27,600 \$107,900 \$152,000 \$35,600	A C C C C C C C C
Roof Roll Roofing terior Floors Carpet Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile Marble Panels Plaster	Location : Inside 40% 100% 15% 5% 25% 55% 5% 20% 40%	ent : Moderate, Area	2019 2014 2023 LIFE 2020 2023 LIFE LIFE	\$312,300 \$485,500 \$606,400 ** \$2,870,300 \$1,038,500 **	5 3 5 5 3	\$117,400 \$165,800 \$27,600 \$107,900 \$152,000 \$35,600	A C C C C C C C C C C C
Roof Roll Roofing terior Floors Carpet Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile Marble Panels Plaster SGFT/Glazed Masonry Wood	Location : Inside 40% 100% 15% 5% 25% 55% 5% 20% 40% 10%	ent : Moderate, Area	2019 2014 2023 LIFE 2020 2023 LIFE LIFE LIFE	\$312,300 \$485,500 \$606,400 ** \$2,870,300 \$1,038,500 ** **	5 3 5 5 3 5 5	\$117,400 \$165,800 \$27,600 \$107,900 \$152,000 \$35,600 \$85,400	A C C C C C C C C C C C
Roof Roll Roofing terior Floors Carpet Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile Marble Panels Plaster SGFT/Glazed Masonry Wood Ceilings	Location : Inside 40% 100% 15% 5% 25% 55% 5% 20% 40% 10%	ent : Moderate, Area	2019 2014 2023 LIFE 2020 2023 LIFE LIFE LIFE	\$312,300 \$485,500 \$606,400 ** \$2,870,300 \$1,038,500 ** **	5 3 5 5 3 5 5	\$117,400 \$165,800 \$27,600 \$107,900 \$152,000 \$35,600 \$85,400	A C C C C C C C C C C C C C C C C C C C
Roof Roll Roofing terior Floors Carpet Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile Marble Panels Plaster SGFT/Glazed Masonry Wood	Location: Inside 40% 100% 15% 5% 25% 55% 5% 20% 40% 10% 25%	ent : Moderate, Area	2019 2014 2023 LIFE 2020 2023 LIFE LIFE LIFE	** \$312,300 \$485,500 \$606,400 ** \$2,870,300 \$1,038,500 ** ** **	5 3 5 5 3 5 5	\$117,400 \$165,800 \$27,600 \$107,900 \$152,000 \$35,600 \$85,400 \$711,600	A C C C C C C C C

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

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

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

Asset #: 2049

Electrical	Curro	ent Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail I Total (Yea	Pate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment Fused Disc Sw	100%		2046	* *	5	¢1.700	D
Fused Disc Sw		on, Extent : Moderate, .			5	\$1,700	В
	Location : Elec		Агеи Ајје	жией . 100%			
		iricai Room One 4000 Amps Main L	Disconnec	et Switch			
Transformers							
Dry Type	100%		2037	* *	5	\$1,400	В
Switchgear / Switchboard							
Air Circuit Breaker	100%		2046	* *	5	\$1,900	В
Raceway							
Conduit	20%		2030	* *	1		В
Conduit	80%		2046	* *	1		В
Panelboards							
Molded Case Bkrs	10%		2028	* *	5	\$1,000	В
Molded Case Bkrs	90%		2042	* *	5	\$8,800	В
Wiring							
Braided Cloth	10% 2-4	\$45,300	2045	* *	1		В
	Insulation Aged,	Extent : Moderate, Are	ea Affecte	ed : 100%			
	Location : Thre	oughout					
Thermoplastic	20%		2030	* *	1		В
Thermoplastic	70%		2046	* *	1		В
Motor Controllers	7070		2010		-		
Locally Mounted	10%		2040	* *	5	\$200	В
Motor Control Center	90%		2037	* *	5	\$9,100	В
Ground	7070		2037			ψ>,100	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$5,500	В
Stand-by Power	10070					40,000	
Transfer Switches							
Automatic	100%		2037	* *	1	\$114,000	В
		on, Extent : Moderate,		ected : 100%	_	7,	_
	Location : Elec		55				
Generators							
Diesel	100%		2033	* *	1	\$143,000	В
		on, Extent : Moderate, .		ected : 100%		, -,	
	Location : Roof		00				
	_	250kw, Rudox Genset					
Batteries							
Lead/Acid	100%		2015	\$600	5	\$13,700	В
Fuel Storage				•		· · · · · · · · · · · · · · · · · · ·	
Day Tank	50%		2042	* *	5	\$34,300	В
·-y =		on, Extent : Moderate, .		ected : 100%	-	÷= .,500	_
	Location: Roof		55				
	_	lew Installation					
Main Tank	50%		2055	* *	5	\$5,500	В
Lighting	50/0		2000		<u> </u>	Ψ2,200	ע

Lighting

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

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

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

Asset #: 2049

Electrical		Current Rep	air	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	70%			2020	\$1,519,400	10	\$237,100	В
Fluorescent	23%			2028	* *	10	\$77,900	В
HID	2%			2028	* *	10	\$200	В
Incandescent	5%			2028	* *	2	\$400	В
Egress Lighting								
Emergency, Battery	50%			2028	* *	10	\$44,600	В
Exit, Service	50%			2028	* *	1		В

Mechanical	Current Repair			Futur	e Replacement	M	Maintenance	
System Component Type	% of Total	Fail Date Esti (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2040	* *	1		В
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2029	* *	5	\$22,000	В
Steam								
Distribution								
Steam Piping/Pump	100%			2030	* *	4	\$27,400	В
Terminal Devices								
Air Handler	95%			2020	\$2,136,900	1	\$217,200	В
Convector/Radiator	5%			2018	\$197,000	1	\$6,000	В
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		В
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2029	* *	1	\$360,000	В
Int Pkg Unit - Cooling	10%			2018	\$537,200	2	\$2,300	В
Distribution								
Chilled Wtr Pipe/Pump	100%			2030	* *	4	\$27,400	В
Terminal Devices							·	
Air Handler/Cool/Ht	40%			2025	* *	1	\$91,500	В
Induction Unit	60%			2025	* *	1	\$71,700	В
Heat Rejection							, ,	
Air Condenser Unit	10%			2020	\$83,300	2	\$25,700	В
Water Cool Tower	90%	Now	\$53,900	2018	\$1,077,700	2	\$267,600	В
		oning, Extent : M					,,	
	Location	- C		55				
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$205,900	В
Exhaust Fans							, ,- +-	
Interior	100%			2020	\$461,200	2	\$11,400	В
Plumbing					+ .01 ,2 50		+11,.00	

Plumbing

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

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

Mechanical	Current F	Repair Fu	ture Replacement	N	laintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year		Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
H/C Water Piping						
Galv Iron/Steel	100%	202	25 * *	* 1		В
HW Heat Exchanger						
Low Temp	100%	203	* *	٤ 4	\$54,900	В
Sanitary Piping						
Cast Iron	100%	LIF	E * ;	* 1		В
Storm Drain Piping						
Cast Iron	100%	LIF	E * ;	* 1		В
Sump Pump(s)						
Submersible	100%	201	14 \$6,200) 4	\$2,000	В
Sewage Ejector(s)						
Compressed Air	100%	203	* *	4	\$2,000	В
Backflow Preventer						
Generic	100%	202	20 \$40,500) 1	\$22,800	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIF	E * ;	¢		C

Print Date: 22-Oct-2012 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : MANHATTAN CRIMINAL COURTS BLDG.

Address : 100 CENTRE STREET

Borough Agency's Number : MANHATTAN : 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

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



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

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

Asset #: 2072

rchitecture	Current	Futur	e Replacement	M						
rstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
terior										
Exterior Walls										
Masonry: Limestone	70% Now	\$3,234,900	LIFE	* *	5	\$389,900	A			
	Cracking/Crumbling, Extent: Moderate, Area Affected: 2%									
	Location: Penthouse									
	Int Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
	Location: Through									
	Staining/Discoloring		rea Affec	cted : 50%						
	Location : Through	hout 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,		a Affecte	d: 2%						
	Location : Mechan	ical Penthouse								
	Explanation: Wind	dow Missing								
Parapets										
Masonry: Brick	65%		LIFE	* *	5	\$24,500	A			
Masonry: Limestone	20% Now	\$17,900	LIFE	* *	5	\$9,500	A			
	Cracking/Crumbling		Area Aj	ffected : 30%						
	Location : Penthor	ise On West Side								
No Component	15%						D			
Roof										
Modified Bitumen	100% 4+	\$15,800	2029	* *			A			
	Other Observation,		rea Affe	ected : 2%						
	Location: Upper I	•								
ani an	Explanation : Gutt	er Supports Failing								

Interior

Architecture		Current I	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors					** **********************************	_	***	~
Carpet	5%			2017	\$344,400	3	\$117,600	C
Cast in Place Concrete	22%			LIFE	* *	5	\$566,100	С
Ceramic Tile	3%			2030	* *	5	\$35,300	C
Marble Panels	_	Crumbling.	, Extent : Light, Are Corridor Location.			5	\$44,100	С
Quarry Tile	3%	1		2026	* *	5	\$52,900	C
Terrazzo	25%		\$174,500	LIFE	* *	5	\$229,700	C
		_	nents, Extent : Seve And F At Penthous	re, Area	Affected : 10%		, ,	
Vinyl Tile		lissing Elen	\$60,000 nents, Extent : Mod Attys Offices	2021 Terate, Ar	\$2,999,200 rea Affected : 10%	3	\$119,100	С
Not Accessible	Locatio	servation, E n :	Extent : Light, Area Floors And Central					D
Interior Walls								
Cast in Place Concrete			\$46,300 Extent : Moderate, A ement	LIFE Area Affe	* * ected : 10%			С
Gypsum Board	4%)		LIFE	* *	5	\$28,600	C
Masonry: Brick	15%)		LIFE	* *		. ,	C
Marble Panels	15% Broken/M	Now	\$310,200 ments, Extent : Mod rs	LIFE	* * rea Affected : 2%			С
	Location Jnt Morta	n : Various	d, Extent : Moderat					
Plaster	Cracking, Location Water Pe	n : Stairs E netration, E	\$164,900 , Extent : Moderate And F At Penthous Extent : Moderate, A And F At Penthous	se Area Affe	-	5	\$136,100	С
SGFT/Glazed Masonry	5%	1		LIFE	* *			С
Wood	10%	1		LIFE	* *	5	\$477,500	C
Not Accessible	10%	1						D
			Extent : Light, Area ors And Central Bo		! : 100%			

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

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

Asset #: 2072

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Interior										
Ceilings										
AcousTile,Adhered	25%			2034	* *	5	\$294,100	В		
AcousTileSusp.Lay-In	5%	Now	\$7,800	2034	* *	5	\$29,400	В		
		_	nents, Extent : Mod r Offices, Basemen							
Exposed Concrete	5%	Now	\$44,900	LIFE	* *	5	\$9,200	В		
	U	Crumbling, v: Sub-base	Extent : Moderate ement	, Area Aj	ffected : 5%					
Plaster	2%	Now	\$20,000	LIFE	* *	5	\$14,700	В		
	Cracking/	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Stairs E And F At Penthouse									
	Water Penetration, Extent : Moderate, Area Affected : 5%									
	Location: Stairs E And F At Penthouse									
Plaster	45%			LIFE	* *	5	\$330,800	В		
Plaster	8%			LIFE	* *	5	\$58,800	В		
Not Accessible	10%							D		
	Other Observation, Extent : Light, Area Affected : 0%									
	Location	ı :								
	Explana	tion : 2 Jai	l Floors And Centro	al Bookir	ıg					

lectrical	Current Rep	pair Futu	re Replacement	M		
ystem Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2041	* *	5	\$3,500	В
	Other Observation, Exte	ent : Moderate, Area Aff	ected : 100%			
	Location : Electrical I	Room				
	Explanation : Three 40 Switch	000 Amps, Two 3000 An	ps And Two 2000 A	mps Ma	in Disconnect	
Transformers						
Dry Type	60%	2026	* *	5	\$1,800	В
Dry Type	40%	2034	* *	5	\$1,200	В
Switchgear / Switchboard						
Fused Disc Sw	20%	2041	* *	5	\$700	В
Molded Case Bkrs	80%	2041	* *	5	\$16,700	В
Raceway						
Conduit	70%	2021	\$466,800	1		В
Conduit	30%	2041	* *	1		В
Panelboards						
Fused Disc Sw	5%	2037	* *	5	\$900	В
Fused Disc Sw	10%	2020	\$67,100	5	\$1,800	В
Molded Case Bkrs	20%	2020	\$227,300	5	\$4,200	В
Molded Case Bkrs	65%	2037	* *	5	\$13,600	В

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

Asset #: 2072

Electrical	Current Repai	r Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Wiring	100/ 2.4	¢151 500 2046	* *	1		D
Braided Cloth	10% 2-4 Insulation Aged, Extent: M	\$151,500 2046		1		В
	Location : Throughout	лоиетине, Атей Ајјесне	u . 10070			
Thermoplastic	70%	2041	* *	1		В
Thermoplastic	20%	2021	\$150,900	1		В
Motor Controllers						
Locally Mounted	35%	2026	* *	5	\$1,900	В
Locally Mounted	55%	2034	* *	5	\$2,900	В
	Recent Installation, Extent	: Moderate, Area Affe	cted : 100%			
	Location : Mech Room					
Motor Control Center	10%	2026	* *	5	\$2,100	В
Ground						
Grounding Devices	400-			_		_
Generic	100%	LIFE	* *	5	\$11,600	В
Stand-by Power						
Transfer Switches	1000/	2024	* *	4	Ф2.42. coo	D
Automatic	100%	2034	* *	1	\$242,600	В
Generators	1000/	2020	* *	1	¢204.400	D
Diesel	100%	2030		1	\$304,400	В
	Other Observation, Extent Location : Generator Ro		стеа : 100%			
	Explanation: One 1562					
Batteries	Explanation . One 1302	Kva				
Lead/Acid	100%	2015	\$600	5	\$29,100	В
Fuel Storage	100/0	2013	\$000		\$29,100	
Day Tank	50%	2037	* *	5	\$72,900	В
Day Tank	Other Observation, Extent		cted : 100%	3	\$72,700	Ъ
	Location : Generator Ro		cica : 10070			
	Explanation : One 275 G					
Main Tank	50%	2024	* *	5	\$11,600	В
Maiii Talik	Other Observation, Extent			3	\$11,000	ъ
	Location: Basement	. moderate, med nije	cica . 10070			
	Explanation : One 60,00	0 Gals				
Lighting	Explanation: One oo,oo	o Guis				
Interior Lighting						
Fluorescent	62%	2021	\$2,864,400	10	\$447,000	В
	Other Observation, Extent				+ ,	
	Location: Throughout	•••				
	Explanation : Using T8 I	Lamps				
	30%	2026	* *	10	\$216,300	В
Fluorescent	30%	2020				
Fluorescent	Other Observation, Extent		cted : 100%		Ψ210,300	
Fluorescent			cted : 100%		Ψ210,300	
Fluorescent	Other Observation, Extent	: Moderate, Area Affe	cted : 100%		\$210,300	
Fluorescent HID	Other Observation, Extent Location : Throughout	: Moderate, Area Affe	s97,500	10	\$800	В

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

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

Asset #: 2072

Electrical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting							
Egress Lighting							
Emergency, Service	35%		2026	* *	1		В
Emergency, Service	10%		2016	\$12,900	1		В
Emergency, Battery	5%		2026	* *	10	\$9,500	В
Exit, LED	10%		2049	* *	1		В
Exit, Service	30%		2026	* *	1		В
Exit, Service	10%		2016	\$12,900	1		В
Exterior Lighting							
HID	70%		2021	\$227,500	10	\$1,800	В
Incandescent	30%		2016	\$138,500	2	\$400	В
Alarm							
Security System							
Generic	100%		2021	\$2,686,600	1	\$294,100	В
Fire/Smoke Detection							
Generic	100%		2026	* *	1-3	\$499,900	В

Mechanical		Current Re	pair	Futur	e Replacement	Maintenance				
System Component Type		Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Heating										
Energy Source Interruptible Gas/Dual Fuel	100%			2041	* *	1		В		
Conversion Equipment										
Steam Boiler	100%	Now	\$216,100	2034	* *	1	\$701,400	В		
	Leak Evider	nt, Extent : N	Moderate, Area A	Affected :	25%					
	Location :	· #4 Boiler T	ubes Leak							
	Other Obse	rvation, Ext	ent : Severe, Are	a Affecte	d : 100%					
	Location :	Basement								
	Explanati	on: 4 Units								
Distribution										
Steam Piping/Pump	100%	0-2	\$124,000	2031	* *	4	\$38,800	В		
			lerate, Area Affe							
	Location: Condensate Drain Pipe, Sub Basement									
	Recent Replace Evident, Extent : Light, Area Affected : 20%									
	Location :	· Steam Trap	os, Throughout							
Terminal Devices										
Air Handler	25%			2016	\$1,196,900	1	\$121,700	В		
	On Extended Life, Extent : Light, Area Affected : 100%									
	Location :	Fan Room								
Convector/Radiator	75%	Now	\$125,800	2019	\$6,290,300	1	\$171,700	В		
	_	Extent : Mod : Penthouse	lerate, Area Affe	cted : 10	%					
Air Conditioning										
Energy Source										
Electricity	100%			2037	* *	1		В		

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

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

Asset #: 2072

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Air Conditioning									
Conversion Equipment								_	
Centrifugal, Elec Chiller				2030	**	1	\$212,800	В	
Window/Wall Unit	50%			2016	\$912,800	1		В	
No Component	25%	1						D	
Distribution Chilled Wtr Pipe/Pump	25%			2031	* *	4	\$14,600	В	
No Component	75%			2031		4	\$14,000	D	
Terminal Devices	13/0	1						<u> </u>	
Air Handler/Cool/Ht	25%			2016	\$707,200	1	\$121,700	В	
120 1000 000 000 120	On Extend		ctent : Moderate, Ar om			-	Ψ1 2 1,700	٥	
No Component	75%)						D	
Heat Rejection									
Water Cool Tower			\$477,900 stent : Severe, Area se	2026 Affected	**	2	\$158,200	В	
No Component	75%	<u> </u>						D	
Ventilation	7570	'						- Б	
Distribution									
Ductwork/Diffusers		Extent : Mod	\$153,300 lerate, Area Affecte Connections, Penti			2-5	\$438,300	В	
Exhaust Fans									
Interior			ctent : Moderate, Ai se	2016 rea Affec	\$981,600 ted : 100%	2	\$24,300	В	
Plumbing									
H/C Water Piping									
Brass/Copper	100%	١		2021	\$2,652,200	1		В	
HW Heat Exchanger									
Low Temp	100%		\$27,600	2031	* *	4	\$77,900	В	
			evere, Area Affected	d: 20%					
g to Dist	Location	n : Basemer	ıt						
Sanitary Piping	1000/			LIEE	* *	1		D	
Cast Iron	100%	1		LIFE	* *	1		В	
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		В	
Sump Pump(s)	100%	1		LIFE		1		Б	
Rigid Piping	100%			2026	* *	4	\$2,000	В	
Sewage Ejector(s)	100/0			2020		•	Ψ2,000		
Electric	100%	1		2029	* *	4	\$1,300	В	
		100% 2029 4 \$1,300 Cother Observation, Extent: Light, Area Affected: 100%							
	Location: Sub Basement								
	Explana	ution : 3 Du	plex Units						
Fixtures									
Generic	100%	1						В	

Vertical Transport

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

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

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

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

Print Date: 22-Oct-2012 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : MANHATTAN FAMILY COURT

Address : 60 LAFAYETTE STREET

Borough Agency's Number : MANHATTAN : 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

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



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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls								
Metal Panel	27%			2047	* *	5-10	\$646,800	Α
Metal Coiling Doors	3%			2034	* *	5	\$32,700	Α
Granite Panels	60%			LIFE	* *	5	\$156,800	Α
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
terior								
Floors						_		
Cast in Place Concrete	25%		\$100,300	LIFE	**	5	\$290,800	С
	_	Crumbling, 1 : Loading	Extent : Moderate Dock	, Area A	ffected : 5%			
Ceramic Tile	4%			2030	* *	5	\$21,300	С
Ceramic Tile	12%			2036	* *	5	\$63,800	C
			Extent : Light, Area ed Public Spaces	Affected	! : 100%			
Panel/Paver: Cer/Brk	12%	Now	\$136,000	2037	* *	5	\$71,800	С
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 5%			
	Location	: Corridoi	s And Stair Throug	ghout				
Terrazzo	4%	Now	\$12,600	LIFE	* *	5	\$16,600	С
			xtent : Moderate, A	Area Affe	cted : 10%		, ,,,,,,,	
		: First Flo		33				
Vinyl Tile	28%	Now	\$281,200	2021	\$1,405,900	3	\$55,800	C
villy1 The			ents, Extent : Seve			3	Ψ33,000	C
		: Floors A			9,5			
			Extent : Moderate	. Area A	ffected : 5%			
	_	_	And Waiting Areas	-	-			
Vinyl Tile	15%			2031	* *	3	\$29,900	С
,		tallation, E	Extent : Light, Area		! : 100%	-	, - ,	-
			ed Courtrooms And					

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

Asset #: 2048

Architecture	Current R	epair	Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior							
Interior Walls	70/ N	¢1.60.200	LIDD	* *			C
Cast in Place Concrete	7% Now Water Penetration, Ex	\$168,200	LIFE a Affected:				C
	Location: West Wal		и пусски.	1370			
Ceramic Tile	5%		2030	* *	5	\$18,600	С
Concrete Masonry Unit	20% Now	\$278,900	LIFE	* *	5	\$29,800	C
	Broken/Missing Eleme		re, Area Aff	ected : 10%			
	Location : Loading I						
	Diagonal Cracks, Exte			: 15%			
	Location: Various E Loose Units, Extent: S						
	Location : Loading I		леа . 1076				
	Punct/Tear/Impact Da		evere, Area A	Affected : 10%			
	Location : Loading 1	-	ŕ	33			
	Vertical Cracks, Exten	nt : Moderate, Are	a Affected :	5%			
	Location: Parking A	rea In Basement					
Gypsum Board	31%		LIFE	* *	5	\$69,200	C
Marble Panels	7%		LIFE	* *			C
Marble Panels	5% Other Observation, Ex	ctant : Light Ange	LIFE	**			C
	Location : Renovated		Ајјестеа . 1	00%			
	Explanation : Recen						
Travertine Panels	15% Now	\$387,600	LIFE	* *			С
	Broken/Missing Eleme			ected : 15%			
	Location : Througho	ut Elevator Lobbi	ies And Cori	ridors			
Plaster	10%		LIFE	* *	5	\$11,200	C
Ceilings	2004	#200 000	2026	de de	_	412 6 2 00	
AcousTileConcealSpLn	38% Now Broken/Missing Eleme	\$308,800	2026	* *	5	\$126,300	В
	Location: Througho		те, Атеа Ајј	eciea . 2576			
AcousTileSusp.Lay-In	28%		2041	* *	5	\$148,900	В
reous riesusp. Lay iii	Recent Installation, Ex	xtent : Light, Area		100%	3	Ψ140,700	Б
	Location : Renovated	_	55				
AcousTileSusp.Lay-In	2% Now	\$14,100	2019	\$70,400	5	\$5,300	В
1 7	Broken/Missing Eleme		lerate, Area				
	Location : Througho	ut					
Exposed Concrete	23% Now	\$93,400	LIFE	* *	5	\$19,100	В
	Cracking/Crumbling, Location: Steam Ro		e, Area Affec	eted : 10%			
	Exposed Reinforcement Location: Steam Ro		, Area Affec	eted : 5%			
	Water Penetration, Ex		a Affected :	10%			
	Location : Steam Ro						
Exposed Struc: Steel	7%		LIFE	* *			В
Plaster	2%		LIFE	* *	5	\$6,600	В

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

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

Asset #: 2048

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost 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	В
	Other Observation, Extent : Modera Location : Electrical Room	ite, Area Affec	cted: 100%			
		in Diaconnocu	4 Cruital			
E 1D: 0	Explanation: Two 3000 Amps Ma		* *		Φ.5.0.0	
Fused Disc Sw	30% Other Observation, Extent: Modera	2041		5	\$500	В
	Location : Electrical Room	не, Агеа Ајјес	nea : 100%			
	Explanation: One 3000 Amps Ma	in Disconnect	Switch			
Transformers	Explanation . One 3000 timps ma	in Disconneci	Swiich			
Dry Type	100%	2026	* *	5	\$1,500	В
Switchgear / Switchboard	20070	2020			Ψ1,500	
Fused Disc Sw	30%	2041	* *	5	\$500	В
Molded Case Bkrs	70%	2021	\$206,700	5	\$7,500	В
Raceway						
Conduit	60%	2031	* *	1		В
Conduit	20%	2041	* *	1		В
Conduit	20%	2021	\$80,000	1		В
Panelboards						
Fused Disc Sw	15%	2020	\$60,400	5	\$1,400	В
Molded Case Bkrs	55%	2029	* *	5	\$5,900	В
Molded Case Bkrs	30%	2037	* *	5	\$3,200	В
Wiring						
Thermoplastic	55%	2031	* *	1		В
Thermoplastic	25%	2041	* *	1		В
Thermoplastic	20%	2021	\$90,500	1		В
Motor Controllers						
Locally Mounted	30%	2034	* *	5	\$800	В
Motor Control Center	70%	2019	\$531,100	5	\$7,700	В
Ground						
Grounding Devices	1000/	LIEE	* *	~	Φ.ζ. 0.00	D
Generic	100%	LIFE	* *	5	\$5,900	В
Stand-by Power Transfer Switches						
Automatic	60%	2034	* *	1	\$74,400	В
Automatic	40%	2034	\$4,300	1 1	\$49,600	В
Generators	4070	2019	\$4,500	1	\$49,000	ъ
Diesel	100%	2017	\$72,700	1	\$155,600	В
Diesei	Other Observation, Extent : Modera			1	φ133,000	Ъ
	Location: Generator Room	, 111 001 115 100				
	Explanation : One 312 Kva					
Batteries						
Nickel Cadmium	100%	2014	\$600	5	\$89,600	В
		-511	Ψ000		#57,000	

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

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

Asset #: 2048

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	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	В
	Other Observation, Extent: Mode Location: Generator Room Explanation: One 275 Gals	erate, Area Affec	eted : 100%			
Main Tank	50%	2024	* *	5	\$5,900	В
	Other Observation, Extent: Mode Location: Basement Explanation: One 400 Gals		rted : 100%		<i>\$2,700</i>	_
Lighting	1					
Interior Lighting						
Fluorescent	73%	2021	\$1,723,800	10	\$269,000	В
	Other Observation, Extent : Mode Location : Throughout Explanation : Using T8 Lamps	erate, Area Affec	eted : 100%			
Fluorescent	20%	2026	* *	10	\$73,700	В
	Other Observation, Extent: Mode Location: Throughout Explanation: Using T8 Lamps		eted : 100%		4,2,,00	
HID	5%	2026	* *	10	\$700	В
Incandescent	2%	2016	\$47,200	2	\$700 \$200	В
Egress Lighting	2 70	2010	\$47,200		\$200	ь
Emergency, Service	15%	2016	\$9,900	1		В
Emergency, Service	30%	2026	**	1		В
Emergency, Battery	5%	2026	* *	10	\$4,900	В
Exit, LED	10%	2049	* *	1	Ψ1,500	В
Exit, Service	10%	2016	\$6,600	1		В
Exit, Service	30%	2026	* *	1		В
Exterior Lighting	20,0					
HID	30%	2021	\$49,800	10	\$400	В
Incandescent	70%	2021	\$165,200	2	\$500	В
Alarm			,		, , , , ,	
Security System						
Generic	100%	2021	\$1,373,200	1	\$150,300	В
Fire/Smoke Detection						
Generic	100%	2026	* *	1-3	\$255,500	В

Mechanical	Current Repair	Future Repla	acement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Utility Steam	100%	2031	* *	1		В
	Other Observation, Extent : Lig	ht, Area Affected : 100%	ó			
	Location: Throughout					
	Explanation : Steam From Co	n Edison				

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

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

Asset #: 2048

Mechanical		Current F	Repair	Futur	e Replacement	Ma	aintenance	
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	В
Pres. Reducing Valve/Ll Steam	P 60%	Now	\$3,400	2024	* *	5	\$7,200	В
			: Severe, Area Affe Valve - " A " Level S					
Distribution								
Hot Wtr Piping/Pump		0-2 Extent : Se a : Basemer	\$182,400 evere, Area Affected at	2029 d: 30%	* *	4	\$7,900	В
Steem Dining/Dumn	60%		\$38,000	2031	* *	4	\$11,000	В
Steam Piping/Pump	Malfunctio	oning, Exte	\$38,000 nt : Moderate, Arec sate Return Pump			4	\$11,900	Ь
Terminal Devices								
Air Handler	70%			2021	\$1,713,000	1	\$174,100	В
Convector/Radiator	30%			2026	* *	1	\$39,000	В
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		В
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2024	* *	1	\$435,200	В
Distribution Chilled Wtr Pipe/Pump	100%			2031	* *	4	\$29,800	В
Terminal Devices							7-2,000	
Air Handler/Cool/Ht	100%			2021	\$1,927,800	1	\$248,800	В
Heat Rejection	10070			2021	φ1,527,000		Ψ2 10,000	
Water Cool Tower	100%			2022	\$1,302,800	2	\$404,300	В
Ventilation Valer Cool Tower	10070			2022	\$1,302,800		\$404,300	ъ
Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$224,000	В
•	100%			LIFE		2-3	\$224,000	D
Exhaust Fans	1000/			2021	¢£01.000	2	¢12.400	D
Interior	100%			2021	\$501,800	2	\$12,400	В
Plumbing								
H/C Water Piping	1000/			2041	* *	1		D
Brass/Copper	100%			2041	* *	1		В
HW Heat Exchanger	1005	0.2	## 000	2021	* *	,	#30.000	D
Low Temp	100%	0-2	\$7,000	2031		4	\$39,800	В
			loderate, Area Affe	cted : 10	0%			
	Location	: Coil Coi	inections					
Sanitary Piping								
Cast Iron	100%		\$19,700	LIFE	* *	1		В
			: Moderate, Area A	Affected :	10%			
	Location	: Steam R	oom					
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Submersible	100%			2014	\$6,200	4	\$2,000	В
					· · · · · · · · · · · · · · · · · · ·		<u> </u>	

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

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

Current Repair	Future R	eplacement	Ma	aintenance	
% of Fail Date Estima Total (Years)	ted Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
100%	2026	* *	4	\$2,000	В
100%					В
90%	LIFE	* *			C
Other Observation, Extent : L	ight, Area Affected : 9	0%			
Location: (7) B-11 (1) 1-1.	l (1) 1-7				
Explanation: 9 Units					
10%	LIFE	* *			С
Other Observation, Extent : L	ight, Area Affected : 1	0%			
Location: 1-2					
Explanation: 1 Unit					
100%	2041	* *	1-5	\$210,400	В
100%	2041	* *	1-2	\$112,700	В
100%	2030	* *	1	\$75,200	В
	% of Fail Date Estima Total (Years) 100% 100% 90% Other Observation, Extent: L. Location: (7) B-11 (1) 1-1. Explanation: 9 Units 10% Other Observation, Extent: L. Location: 1-2 Explanation: 1 Unit 100% 100%	100% 2026 100% 2026 2026 2026	Note Fail Date Estimated Cost Year FY Estimated Cost FY	% of Total Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	% of Total Fail Date Estimated Cost Year FY Estimated Cost Cycle (Yrs)

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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

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



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

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

Architecture	Current Repa	ir Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
exterior	'	'				ı
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	Α
	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 Efflorescence, Extent : Mo Location : North Side O		**	5	\$7,000	A
	Loose/Delam Surface, Ext Location : Throughout	tent : Moderate, Area A	ffected : 10%			
	Spalling, Extent : Modera Location : Throughout	te, Area Affected : 20%				
Masonry: Granite	43% Now Caulking Deteriorated, Extended Location: Coping	\$70,700 LIFE ktent : Severe, Area Affa	* * ected : 100%	5	\$8,400	A
	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

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

Asset #: 2051

Architecture		Current F	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
			xtent : Moderate, A	Area Affe	cted : 30%			
			out Areaways					
Copper/Terne	30%	Now	\$13,000	2037	* *			A
			xtent : Light, Area	Affected	: 5%			
	Location	: Rotunda						
Copper/Terne	5%			2050	* *	10	\$17,400	A
Modified Bitumen	45%	Now	\$97,400	2027	* *			Α
			lerate, Area Affecto	ed : 30%				
		: Through						
	_		derate, Area Affec	ted : 10%	ó			
	Location	: Through	out					
			xtent : Moderate, A	Area Affe	cted : 10%			
	Location	: Over 6th	Floor					
Skylight, Metal/Glass	5%			2042	* *	10	\$23,300	A
	Deformed	Dented, E	ctent : Moderate, A	rea Affec	ted : 10%			
	Location	: Various	Areas					
Sloped Glazing	10%			LIFE	* *	5	\$186,000	A
nterior								
Floors						_		
Carpet	15%			2021	\$669,400	3	\$158,500	C
Cast in Place Concrete	10%	Now	\$115,000	LIFE	**	5	\$154,100	C
			Extent: Moderate	, Area A <u>f</u>	fected: 25%			
		: Sub Base						
			xtent : Severe, Arec	a Affected	d : 10%			
		: Sub Base						
			Extent : Severe, Are	a Affecte	d: 15%			
		: Sub Base						
		tion : Grou	nd 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%	a	T	LIFE	* *	5	\$77,000	C
	_	_	Extent: Moderate	, Area A <u>f</u>	fected: 15%			
		: Basemen	t					
Vinyl Tile	35%			2022	\$2,518,500	3	\$92,500	С

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

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

Asset #: 2051

Architecture	Current Re	epair	Future Rep	lacement	M	aintenance			
system Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Estir FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
terior									
Interior Walls									
Cast in Place Concrete	5% Now	\$96,800	LIFE	**			C		
	Cracking/Crumbling, I			l : 15%					
	Location: Lunch Roc			150/					
	Water Penetration, Ex			15%					
	Location : Lunch Roo			* *					
Masonry: Brick	5% Now	\$100,800	LIFE	* *			C		
	Spalling, Extent : Seve Location : Sub Basen	==	: 10%						
	Water Penetration, Ex		a Affactad · 109	0/_					
	Location : Sub Basen		и Ајјестей . 10	/0					
Marble Panels	10%	neni	LIFE	* *			С		
Plaster	70% Now	\$381,200	LIFE	* *	5	\$116,300	C		
Tiastei	Loose/Delam Surface,				3	\$110,300	C		
	Location : Corridors								
	Water Penetration, Ex								
	Location : Corridors								
Wood	10%		LIFE	* *	5	\$221,500	C		
Ceilings						, ,			
Exposed Concrete	10% Now	\$291,100	LIFE	* *	5	\$11,000	В		
-	Cracking/Crumbling, I	Extent : Moderate	, Area Affectea	l : 30%					
	Location : Staff Cafe	teria And Mechar	iical Room						
	Exposed Reinforcemen	nt, Extent : Severe	, Area Affected	! : 30%					
	Location : Sub Basen								
	Water Penetration, Ex			30%					
	Location : Staff Cafe	teria, Mechanicai	l Room						
Masonry: Marble	10%		LIFE	* *	1		В		
Plaster	15%		LIFE	* *	5	\$66,000	В		
Plaster	65% Now	\$421,700	LIFE	* *	5	\$286,200	В		
	Cracking/Crumbling, Extent: Moderate, Area Affected: 5%								
	Location: Corridors	_	ACC						
	Water Penetration, Ex								
	Location : Corridors	, waiting Areas, I	гие коот						

Electrical	Current Repair			Futu	re Replacement	M		
System Component Type	% of Fail I Total (Yea		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

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

Asset #: 2051

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type		ail 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	В
			tent : Moderate, A	Area Affe	cted : 100%			
	Location:							
		n : Rated	@ 4000 Amps					
Fused Disc Sw	30%			2042	* *	5	\$600	В
			tent : Moderate, A	Area Affe	cted : 100%			
	Location:							
	Explanatio	n : Rated	@ 4000 Amps					
Switchgear / Switchboard						_		_
Fused Disc Sw	70%			2032	* *	5	\$1,500	В
Fused Disc Sw	30%			2042	* *	5	\$600	В
Raceway				26.12				-
Conduit	30%			2042	* *	1		В
Conduit	70%			2032	* *	1		В
Panelboards						_		_
Fused Disc Sw	5%			2038	* *	5	\$500	В
Molded Case Bkrs	30%			2038	* *	5	\$3,800	В
Molded Case Bkrs	40%			2030	* *	5	\$5,000	В
Molded Case Bkrs	25%			2021	\$108,900	5	\$3,100	В
Wiring	40		* 40.000		ate ate			_
Braided Cloth	10%	2-4	\$49,000	2047	**	1		В
		-	t : Moderate, Are	a Affecte	ed: 100%			
	Location:	Some Area	as					
Thermoplastic	90%			2042	* *	1		В
Motor Controllers								
Locally Mounted	20%			2035	* *	5	\$600	В
Locally Mounted	50%			2027	* *	5	\$1,600	В
Locally Mounted	5%			2020	\$41,000	5	\$200	В
Motor Control Center	25%			2027	* *	5	\$3,200	В
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$7,000	В
			tent : Moderate, A	Area Affe	cted : 100%			
	Location:							
	Explanatio	n : Main V	Vater Pipe					
Stand-by Power								
Transfer Switches	400				ate ate			_
Automatic	100%			2035	* *	1	\$145,300	В
Generators	.				_	_		_
Diesel	100%			2031	**	1	\$182,300	В
			tent : Moderate, A	Area Affe	cted : 100%			
	Location:							
	Explanatio	n : Onan (Genset Rated @ 6	00 Kw				
								
Batteries Nickel Cadmium	100%			2015	\$700	5	\$105,000	В

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

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

Asset #: 2051

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

Mechanical		Current Re	epair	Futur	e Replacement	M		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
eating								
Energy Source								
Utility Steam	100%			2042	* *	1		В
Conversion Equipment								
Heat Exchanger	25%			2025	* *	1	\$58,300	В
Pres. Reducing Valve/LP	75%			2025	* *	5	\$21,000	В
Steam								
	Other Obs	ervation, Ex	tent : Light, Area	Affected	: 100%			
	Location	: Basement						
	Explana	tion : Steam	Boilers No Longe	r In Use				
Distribution								
Steam Piping/Pump	100%	Now	\$401,600	2032	* *	4	\$23,200	В
	Corroded,	Extent: Mo	derate, Area Affe	cted : 15	%			
	Location	: Vacuum C	Condensate Pump	S				
i	Leak Evid	ent, Extent :	Moderate, Area A	Affected :	20%			
	Location	: Sub Baser	nent					
Terminal Devices								
Convector/Radiator	90%			2027	* *	1	\$137,100	В
No Component	10%							D
-	Other Obs	ervation, Ex	tent : Light, Area	Affected	: 0%			
	Location	: Mechanic	al Rooms - Penth	ouse				
	Explana	tion : Covere	ed Under A C Sec	tion				

Air Conditioning

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

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

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

Asset #: 2051

Mechanical		Current Repair		Future	Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Air Conditioning									
Energy Source									
Electricity	100%			2038	* *	1		В	
Conversion Equipment									
Centrifugal, Elec Chiller				2025	* *	1	\$458,800	В	
			Extent : Light, Area	Affected .	: 100%				
		n : Basemen							
			gerant R-11						
Ext Pkg Unit - Cooling	5%			2027	**	2	\$1,500	В	
		_	tent : Light, Area A	ffected: 1	100%				
	Location								
Window/Wall Unit	5%			2017	\$59,100	1		В	
Distribution								_	
Chilled Wtr Pipe/Pump	100%			2032	* *	4	\$23,200	В	
Terminal Devices								_	
Air Handler/Cool/Ht	95%			2022	\$2,321,000	1	\$276,900	В	
Fan Coil - Cooling	5%			2022	\$221,400	1	\$7,600	В	
Heat Rejection	o =					_	* • * * • • • • •	_	
Water Cool Tower	95%			2020	\$1,568,500	2	\$450,000	В	
No Component	5%							D	
Ventilation									
Distribution	1000/			LIDE	* *	2.5	¢2.62.500	D	
Ductwork/Diffusers	100%			LIFE	-11-	2-5	\$262,500	В	
Exhaust Fans Interior	85%			2022	¢540.500	2	¢12.400	D	
Roof	85% 15%			2022	\$540,500 \$68,600	2 2	\$12,400 \$2,200	B B	
Plumbing	13%			2022	\$00,000		\$2,200	Б	
H/C Water Piping									
Galv Iron/Steel	100%	Now	\$171,800	2027	* *	1		В	
Gurv Hon/Steel			loderate, Area Affe		%	•		Ъ	
			nt And Sub Baseme						
HW Heat Exchanger									
Low Temp	100%			2042	* *	4	\$70,000	В	
Sanitary Piping							1		
Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping									
Cast Iron	100%	Now	\$40,200	LIFE	* *	1		В	
	Cracked,	Extent : Mo	oderate, Area Affec	ted : 15%					
	Location	ı : Sub Base	ement						
	Damaged	, Extent : Li	ight, Area Affected	: 10%					
	Location	n : Basemen	nt And Sub Baseme	nt					
Sump Pump(s)									
Rigid Piping	100%			2022	\$11,100	4	\$2,000	В	
Sewage Ejector(s)									
Electric	100%			2022	\$11,100	4	\$2,000	В	
Backflow Preventer									
Generic	100%			2022	\$55,800	1	\$29,100	В	
Generic	100/0			2022	ψυυ,600	1	Ψ29,100		

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

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

Asset #: 2051

Mechanical	Current Repair	Future I	Replacement	Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Plumbing							
Fixtures							
Generic	100%					В	
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	В	
Sprinkler							
No Component	95%					D	
Generic	5%	2032	* *	1-2	\$6,600	В	

Page: 79

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

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



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

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

Asset #: 2057

Architecture		Current Repair			Future Replacement		Maintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior	•							
Exterior Walls								
Copper/Terne	3%		#222 2 00	2043	* *	10	\$42,000	A
Masonry: Brick		Now	\$322,300	LIFE	**	5	\$179,000	A
	Vertical Cra Location :		nt : Moderate, Are	а Ађесте	Pa: 5%			
		Courtyar	<u>a</u>		at. at.		фоо т оо	
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	450/			2039	* *	5	\$27.200	٨
Bronze/Brass	45% 50%			2039	* *	5 5	\$37,300 \$258,700	A A
Steel		Now	\$259,300	2039	* *	5	\$25,900	A
Steel			\$239,300 xtent : Moderate, A			3	\$23,900	А
	Location :	_		110411550	cica . 1570			
			Extent : Moderate,	Area Afi	fected · 50%			
	Location :			111 cu 11jj	, cerea : 5070			
			Extent : Moderate	Area A	ffected · 50%			
	Location :			, 1110011	. 5070			
Parapets								
Masonry: Brick	40%	Now	\$107,300	LIFE	* *	5	\$30,000	A
3	Parge/Tar Se	eparating	g, Extent : Moderat		Affected : 25%		, ,	
	Location:	Interior	Face					
	Spalling, Ext	tent : Mo	derate, Area Affect	ed : 10%	ó			
	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 Obser	vation, E	xtent : Moderate, A	Area Affe	ected : 100%			
	Location:	East Side	2					
	Explanatio	n : This I	s A Green Roof De	signed T	o Absorb Runoff			
Modified Bitumen	70%	Now	\$90,400	2023	\$903,500			A
			, Extent : Moderate					
	Location:	-						
	Water Penet	ration, E.	xtent : Moderate, A	rea Affe	cted : 10%			
	Location:							
		Now	\$176,500	2033	* *			A
Plaza Roof: Stone Pan	els 20%	INUW	DI/()/(//					
Plaza Roof: Stone Pane					cted : 15%			
Plaza Roof: Stone Pane		ration, E.	xtent : Moderate, A		cted : 15%			
Plaza Roof: Stone Pane	Water Penet Location :	ration, E. Over Ch	xtent : Moderate, A iller Room	rea Affe				
Plaza Roof: Stone Pand	Water Penet Location :	ration, E. Over Chi vation, E	xtent : Moderate, A iller Room xtent : Moderate, A	rea Affe				

Interior

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

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

Asset #: 2057

rchitecture		Current F	Repair	Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
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 Aj	ffected : 25%			
	Location	ı : 9th Floor	r					
	Worn/Ero	ded, Extent	: Moderate, Area	Affected .	: 25%			
	Location	ı : 9th Floor	r					
	Other Obs	servation, E	xtent : Moderate, A	Area Affe	ected : 100%			
	Location	ı : 9th Floor	r					
	Explana	tion : 9x9 T	iles					
Vinyl Tile	5%	-		2031	* *	3	\$12,700	С
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	В
AcousTileSusp.Lay-In	35%			2028	* *	5	\$237,800	В
AcousTileSusp.Lay-In	5%			2040	* *	5	\$34,000	В
Exposed Concrete	5%			LIFE	* *	5-10	\$42,500	В
Plaster	5%	Now	\$62,600	LIFE	* *	5	\$21,200	В
	Cracking/	Crumbling,	Extent: Moderate	, Area A	ffected : 5%		•	
	Location	ı : 8th Floo	r Library, Room 83	4				
			xtent : Moderate, A		cted : 5%			
			r Library, Room 83					

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

Under 600 Volts

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

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

Asset #: 2057

Electrical	Curren	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment Air Circuit Breaker	20% 2-4 Other Observation,	\$19,600 Extent : Moderate, A	2053 Area Affe	* * ected : 100%	5	\$200	В
	Location : Electro Explanation : No	ical Room Available Nameplate	e Ratings	; On Extended Life	?		
Air Circuit Breaker	20% Other Observation, Location : Electri	Extent : Moderate, A	2053 Area Affe	* * ected : 100%	5	\$500	В
	Explanation : New	wly Installed, 4000 A	mperes .	Power Circuit Bred	akers		
Under Construction	60%						D
Transformers Dry Type	Location: Roof	Extent : Moderate, 2 53 Kva, 460/208 Voli		* * ected : 100%	5	\$1,700	В
Switchgear / Switchboard		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	· · ·				
Air Circuit Breaker	10% 2-4 On Extended Life, I Location : Electri	\$31,900 Extent : Moderate, A ical Room	2053 rea Affec	* * ted : 100%	5	\$100	В
Fused Disc Sw	10%		2023	\$31,900	5	\$200	В
Molded Case Bkrs Under Construction	10% 70%		2023	\$31,900	5	\$1,200	B D
Raceway							
Conduit Under Construction	70% 30%		2023	\$303,000	1		B D
Panelboards	100/		2022	4.2 500	_	01.100	-
Fused Disc Sw	10%		2022	\$43,600	5	\$1,100	В
Molded Case Bkrs Under Construction	50% 40%		2022	\$217,800	5	\$6,000	B D
Wiring Braided Cloth	30% 2-4	\$146,900	2048	* *	1		В
	Insulation Aged, Ex Location : Throug	xtent : Moderate, Are ghout	ea Affecte	ed : 100%			
Thermoplastic Under Construction	40% 30%		2023	\$195,900	1		B D
Motor Controllers	3070						D
Locally Mounted	50%		2028	* *	5	\$1,500	В
Locally Mounted	40%		2021	\$328,300	5	\$1,200	В
Locally Mounted	10%		2040	**	5	\$300	В
Ground						•	
Grounding Devices							
Generic		Extent : Moderate, A	LIFE Area Affe	* * ected : 100%	5	\$13,400	В
	Location : Tunnel		. 51				
G. 11 B	Explanation: Co.	nnected To Metal Wo	ater Pipe.				

Stand-by Power

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

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

Asset #: 2057

Electrical	Current Repair	r Future	Replacement	M					
System Component Type	% of Fail Date Estin	mated 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	В			
	Other Observation, Extent	==	ted : 100%						
	Location: Throughout Th	=							
	Explanation: T-8 Lamps								
Fluorescent	5%	2031	* *	10	\$20,800	В			
	Other Observation, Extent		ted : 100%						
	Location : Ground Floor	•							
	Explanation: Compact F	luorescent Lamps							
Egress Lighting									
Emergency, Battery	50%	2031	* *	10	\$54,800	В			
Exit, LED	50%	2058	* *	1		В			
Exterior Lighting									
HID	100%	2023	\$203,300	10	\$1,400	В			
Alarm									
Security System									
No Component	70%					D			
Generic	30%	2031	* *	1	\$51,000	В			
	Other Observation, Extent	, 33	ted : 100%						
	Location : Ground Floor								
	Explanation: CCTV Surv	veillance Camera Syste	m						
Fire/Smoke Detection									
No Component	70%					D			
Generic	30%	2023	\$1,726,200	1-3	\$86,700	В			
	Other Observation, Extent	: Moderate, Area Affec	ted : 100%						
	Location: Hallways								
	Explanation : Smoke Det	ectors, Strobe Lights, H	Iorns, And Manud	ıl Pull St	ations				

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

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

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

Asset #: 2057

Component Type Heating Conversion Equipment Steam Boiler Leak Loc Othe Loc Exp Distribution Steam Piping/Pump 1 Leak Loc Steam Loc Terminal Devices	total (100% A Evident cation: er Obser cation: planatio 100% A Evident cation: m Traps	Now t, Extent. #3 Boiler vation, E. Basemen m: 3 Uni Now t, Extent. Vacuum	xtent : Moderate, t Boiler Room ts \$77,500 : Moderate, Area Pump - Basemen Extent : Moderate	2036 fected: 30% Area Affect 2033 Affected: 5	ted : 100%	Cycle (Yrs) 1	\$405,100 \$22,400	Priority Code B
Conversion Equipment Steam Boiler 1 Leak Loo Othe Loo Exp Distribution Steam Piping/Pump 1 Leak Loo Steam Loo Terminal Devices	x Evident cation : er Obser cation : planatio 100% x Evident cation : m Traps cation :	t, Extent . #3 Boiler vation, E. Basemen n: 3 Uni Now t, Extent . Vacuum I Faulty, E	: Severe, Area Afj Tubes xtent : Moderate, t Boiler Room ts \$77,500 : Moderate, Area Pump - Basemen Extent : Moderate	Area Affec 2033 Affected: 5	% ted : 100% **			
Steam Boiler 1 Leak Loo Othe Exp Distribution Steam Piping/Pump 1 Leak Loo Steam Loo Terminal Devices	x Evident cation : er Obser cation : planatio 100% x Evident cation : m Traps cation :	t, Extent . #3 Boiler vation, E. Basemen n: 3 Uni Now t, Extent . Vacuum I Faulty, E	: Severe, Area Afj Tubes xtent : Moderate, t Boiler Room ts \$77,500 : Moderate, Area Pump - Basemen Extent : Moderate	Area Affec 2033 Affected: 5	% ted : 100% **			
Leak Loo Othe Loo Exp Distribution Steam Piping/Pump 1 Leak Loo Steam Loo Terminal Devices	x Evident cation : er Obser cation : planatio 100% x Evident cation : m Traps cation :	t, Extent . #3 Boiler vation, E. Basemen n: 3 Uni Now t, Extent . Vacuum I Faulty, E	: Severe, Area Afj Tubes xtent : Moderate, t Boiler Room ts \$77,500 : Moderate, Area Pump - Basemen Extent : Moderate	Area Affec 2033 Affected: 5	% ted : 100% **			
Steam Piping/Pump 1 Leak Loc Steam Loc Terminal Devices	k Evident cation : m Traps cation :	t, Extent . Vacuum I Faulty, I	: Moderate, Area Pump - Basemen Extent : Moderate	Affected : 5 t		4	\$22,400	В
Leak Loc Stean Loc Terminal Devices	k Evident cation : m Traps cation :	t, Extent . Vacuum I Faulty, I	: Moderate, Area Pump - Basemen Extent : Moderate	Affected : 5 t		4	\$22,400	В
	95%				cted : 20%			
Convector/Radiator	95%							
	-			2021	\$4,978,800	1	\$139,600	В
Unit Heater-Stm/HW	5%			2023	\$179,200	4	\$3,100	В
Air Conditioning								
Energy Source								
	100%			2031	* *	1		В
Conversion Equipment								
R-22			ent : Light, Area Floor A C Room	2032 Affected : 5	**	1	\$245,900	В
Int Pkg Unit - Cooling	5%			2021	\$357,300	2	\$1,400	В
Window/Wall Unit	5%			2018	\$57,000	1	Ψ1,.00	В
	40%				42.,000			D
Distribution								
Corr Loc Leak	roded, E. cation : k Eviden	Througho t, Extent .	\$813,600 vere, Area Affect out : Severe, Area Aff Locations		* *	4	\$11,200	В
No Component —	50%							D
Terminal Devices								
Othe Loc	er Obser cation :	Various I	\$25,600 xtent : Moderate, Locations			1	\$66,100	В
	-	n : Hose	Oj Conaensate D	rıp Pan Cle	ogged, Causing W	uter Lea	uks	
	50%							D
Dam	naged, E.		\$47,800 vere, Area Affect e Unit On Roof	2021 ed : 25%	\$477,800	2	\$182,800	В
No Component ——	50%		•					D

Ventilation

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

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

Asset #: 2057

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Distribution Ductwork/Diffusers			\$95,800 : Light, Area Affec s, Throughout	LIFE ted : 15%	* *	2-5	\$253,200	В
Exhaust Fans			-					
Interior			\$36,800 t : Severe, Area Aff ors - 4th, 7th & Gr			2	\$6,700	В
Roof		tallation, E : 4 Units C	Extent : Light, Area On Roof	2033 Affected	* *	2	\$3,500	В
No Component	15%							D
Plumbing H/C Water Piping								
Brass/Copper	30%			2033	* *	1		В
Galv Iron/Steel			\$23,200 evere, Area Affected ain Valve, Baseme		\$1,160,100	1		В
Water Heater			,					
Gas Fired	100%			2018	\$129,100	2	\$6,800	В
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping Cast Iron	_		\$15,500 Extent : Severe, Are Of Refrigeration Ro			1		В
Sump Pump(s) Rigid Piping	100%			2023	\$11,100	4	\$2,000	В
Fixtures Generic	100%							В
Vertical Transport Elevators								
Geared Traction	Location		Extent : Light, Area (11) 1-8, (1) 1, 4m, nits		**: 100%			С
Fire Suppression Standpipe	-							
Generic	100%			2033	* *	1-5	\$229,300	В

Maintenance \$ are aggregated over a 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 : QUEENS CIVIL/HOUSING COURT

Address : 89-17 SUTPHIN BLVD.

Borough Agency's Number : QUEENS : 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

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



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

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

Asset #: 4375

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
xterior	•			•				•
Exterior Walls								
Masonry: Brick	5%			LIFE	* *	5	\$30,400	A
Masonry: Granite	10%		\$81,300	LIFE	* *	5	\$22,800	A
	_	Crumbling, 1 : West Fa	Extent : Moderate cade	, Area Aj	ffected : 10%			
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	Α
Panel/Paver: Limestone	70%			LIFE	* *	5-10	\$263,000	A
Roof IRMA/Protected Membrane	70%		\$170,100	2023	\$850,400			A
		-	, Extent : Moderate	e, Area A	ffectea : 25%			
		ı : 6th Floor	r Kooj Extent : Moderate, 1	Amag Aff	noted . 200/			
	_		r Roof At Cooling '		eciea . 2076			
DI D C.C. D 1					* *			
Plaza Roof: Stone Panel			\$80,700 Extent : Moderate, A	2043 Area Affe				A
	Location	ı : Over Ba	sement Parking Ga	rage				
Skylight, Metal/Glass	5%	Now	\$44,000	2043	* *			A
• •	Gut/DS No	on Func/M	iss, Extent : Severe	Area Af	fected : 25%			
	Location	ı : Over Atı	ium Stair					
	Open Join	ts, Extent :	Moderate, Area Aj	fected : 2	20%			
	Location	ı : Over Atı	ium Stair					
	Water Per	netration, E	xtent : Moderate, A	Area Affe	cted : 20%			
<u> </u>	Location	ı : Over Atı	ium Stair					
terior 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

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

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

Asset #: 4375

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority 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	В
AcousTileSusp.Lay-In	35%			2036	* *	5	\$135,700	В
Exposed Concrete	20%			LIFE	* *	5-10	\$96,900	В
Exposed Struc: Steel	5%			LIFE	* *	10	\$38,800	В
Gypsum Board	15%			LIFE	* *	5-10	\$199,800	В
* *	Water Per	netration, E	xtent : Moderate, A	rea Affe	cted : 20%			
	Location	ı : Atrium S	'tair					

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

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

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

Asset #: 4375

Electrical	Current Repa	air Fu	ture Replacement	M	Maintenance				
System Component Type	% of Fail Date Est Total (Years)	timated Cost Yea	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Under 600 Volts									
Motor Controllers	-			_	4.00	_			
Locally Mounted	5%	203		5	\$100	В			
Motor Control Center	95%	203	6 **	5	\$6,800	В			
Ground Grounding Devices									
Grounding Devices Generic	100%	LIF	E **	5	\$7,700	В			
Generic		Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Water Meter Room								
	Explanation : 3- Water	Mains With 3- Separ	ate Ground Connec	tions					
Stand-by Power	•	•							
Transfer Switches									
Automatic	100%	203	6 **	1	\$80,600	В			
Generators									
Diesel	100%	203		1	\$101,100	В			
	Other Observation, Exten	t : Moderate, Area A	ffected : 100%						
	Location: Roof	1400 K							
Batteries	Explanation: Rated At	1400 KW							
Lead/Acid	100%	201	7 \$600	5	\$9,700	В			
Fuel Storage	10070	201	7 \$000	, ,	\$9,700				
Day Tank	50%	203	9 **	5	\$24,000	В			
24) 14	Other Observation, Exten		•		ΨΞ.,000	-			
	Location : Generator R		,,,						
	Explanation : 250 Galle	ons Capacity							
Main Tank	50%	205	1 **	5	\$3,800	В			
	Other Observation, Exten	at : Moderate, Area A	ffected : 100%		,				
	Location: Basement								
	Explanation: 4500 Gal	lons Capacity							
Lighting									
Interior Lighting									
Fluorescent	85%	202	-	10	\$201,900	В			
	Other Observation, Exten		ffected : 100%						
	Location: Throughout	=							
	Explanation: T-8 Lamp								
Fluorescent	10%	202		10	\$23,800	В			
	Other Observation, Exten	t : Moderate, Area A	ffected: 100%						
	Location : Hallways Explanation : Compact Fluorescent Lamps								
IIID			Q **	10	¢400	D			
HID Former Lighting	5%	202	ð **	10	\$400	В			
Egress Lighting	50%	202	Q **	1		D			
Emergency, Service Exit, LED	50% 50%	202		1		B B			
Exterior Lighting	JU/0	203	1	1		ט			
HID	100%	202	8 **	10	\$800	В			
11112	100/0	202	0	10	φουυ	ם			

Alarm

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

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

Asset #: 4375

Electrical	Current	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm							
Security System							
No Component	70%						D
Generic	30%		2028	* *	1	\$29,300	В
	Other Observation,	Extent : Moderate, A	Area Affe	cted : 100%			
	Location: Public S	Spaces					
	Explanation: CCT	TV Surveillance Car	nera Syst	ems			
Fire/Smoke Detection							
Generic	100%		2028	* *	1-3	\$161,200	В
	Other Observation,	Extent : Moderate, A	Area Affe	cted : 100%			
	Location: Through	hout The Building					
	Explanation : Stro	be Lights, Smoke De	etectors, I	Manual Pull Statio	ons		

Mechanical	Current Repair		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Electricity	5%			2043	* *	1		В
Interruptible Gas/Dual Fuel	95%			2043	* *	1		В
Conversion Equipment								
Furnace	5%			2028	* *	1	\$6,400	В
		Other Observation, Extent : Light, Area Affected : 5%						
		: Penthous	•					
	Explanat	ion : 1 Roo	of Top Unit					
Hot Water Boiler	95%			2036	* *	1	\$122,000	В
	Other Obse	ervation, E	xtent : Light, Area	Affected	: 95%			
	Location : Sub Basement Boiler Room							
	Explanat	ion : 2 Uni	ts					
Distribution								
Hot Wtr Piping/Pump	95%	0-2	\$69,800	2039	* *	4	\$12,200	В
	Corroded,	Extent : M	oderate, Area Affe	cted : 10	%			
	Location	: Piping Ir	iside The Walls, Vo	ırious Ar	reas			
No Component	5%							D
Terminal Devices								
Air Handler	60%			2028	* *	1	\$96,200	В
Convector/Radiator	10%			2036	* *	1	\$8,400	В
Fan Coil Unit/Heat	30%			2028	* *	1	\$25,100	В
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		В

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

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

Asset #: 4375

Mechanical	Current Repair		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	70%			2032	* *	1	\$196,400	В
		gerant, Ex	tent : Light, Area A	ffected :	70%			
	Location	: Refriger	ation Room					
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 70%			
	Location	: Refriger	ation Room, Basem	ent				
	Explana	tion : 3 Un	its					
Ext Pkg Unit -	10%			2028	* *	2	\$1,600	В
Heating/Cooling								
c c	R-22 Refri	gerant, Ex	tent : Light, Area A	ffected :	10%			
	Location	: Penthous	se Roof					
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 10%			
	Location	: Penthous	se Roof					
	Explana	tion : 1 Ro	of Top Package Un	it				
No Component	20%							D
Distribution								
Chilled Wtr Pipe/Pump	70%			2043	* *	4	\$13,400	В
No Component	30%							D
Terminal Devices								
Air Handler/Cool/Ht	50%			2028	* *	1	\$80,200	В
Fan Coil - Cool/Heat	10%			2028	* *	1	\$8,400	В
No Component	40%							D
Heat Rejection								
Water Cool Tower	70%			2021	\$470,300	2	\$182,500	В
No Component	30%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$228,700	В
Exhaust Fans								
Interior	90%			2028	* *	2	\$7,200	В
Roof	10%			2028	* *	2	\$800	В
Plumbing								
H/C Water Piping				· ·				_
Brass/Copper	100%			2043	* *	1		В
Water Heater	400-			2010	* -0	-	** **-	
Gas Fired	100%			2018	\$68,100	2	\$3,900	В
Sanitary Piping	400-		4.5 - 0 -			_		
Cast Iron	100%	Now	\$12,700	LIFE	**	1		В
	_		Extent : Severe, Are					
	Location	: Drain L	ine Under The Serv	ice Entro	ınce			
Storm Drain Piping						_		_
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2028	* *	4	\$1,300	В
Sewage Ejector(s)					_	_		_
Electric	100%			2028	* *	4	\$1,300	В

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

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

Asset #: 4375

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

^{**} 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 CRIMINAL COURTS
Address : 125-01 QUEENS BOULEVARD

Borough Agency's Number : QUEENS : 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 A Priority B	\$66,100 \$416,800	\$356,500	\$19,700 \$474,100	\$387,300
•		\$356,500	, - ,	\$387,300 \$63,700



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

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

Asset #: 2764

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority 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
	_	Discoloring, 1 : 1961 Wi	, Extent : Moderate ng	e, Area A	ffected : 20%			
Metal Panel	5%			2043	* *	5-10	\$216,900	Α
Metal Coiling Doors	2%			2036	* *	5	\$39,400	Α
Window Wall	6%			2043	* *	5	\$142,000	Α
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
			ot, Extent : Modera ings Of Free Stand			r		
Masonry: Limestone	25%			LIFE	* *	5-10	\$103,900	A
Masonry: Limestone	5%			LIFE	* *	5-10	\$20,800	Α
Metal Rail	10%			2036	* *	5-10	\$61,600	Α
Roof								
Built-Up (BUR)	10% Water Per		xtent : Moderate, A	2023 Area Affe	\$130,800 cted: 10%	10	\$24,400	A
			90, 825, 856	33				
IRMA/Protected Membrane	20%			2023	\$563,000	10	\$48,800	A
			Extent : Moderate, oofs Of 1995 Wing		fected : 100%			
Modified Bitumen	Blisters, E		derate, Area Affecto	ed : 30%	* *			A
	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%							
			echanical Room Pe					
Modified Bitumen	45%			2023	\$787,800	10	\$109,900	A
Skylight, Metal/Glass	5%			2043	**	10	\$40,700	A
Skylight, Wetal/Glass	3 70			2043		10	ψ+υ,700	П

Interior

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

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

Asset #: 2764

rchitecture	Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
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
	Other Ob.	servation, E	xtent : Moderate, A	Area Affe	cted : 100%			
	Location	ı : 1961 Wir	ıg					
	Explana	tion : 9x9 T	iles					
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	В
AcousTileConcealSpLn	30%			2028	* *	5	\$308,400	В
Exposed Struc: Steel	5%			LIFE	* *	10	\$82,200	В
•	Water Per	netration, E.	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	n : Mechani	cal Room Penthou	se (1994	Wing)			
Glass: Susp Panels	3%			LIFE	* *	10	\$18,500	В
Gypsum Board	5%			LIFE	* *	5-10	\$141,400	В
Plaster	40%			LIFE	* *	5-10	\$565,400	В
_ 145001			xtent : Moderate, A		cted : 10%	2 10	42 32,100	-
		n : Room 19						

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

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

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

Asset #: 2764

Transformers Dry Type 100% 2036 *** 5 Other Observation, Extent: Moderate, Area Affected: 100% Location: Electrical Room 2 Explanation: 150 Kva, 480/208/120 Volts Switchgear / Switchboard Air Circuit Breaker Air Circuit Breaker 20% 2023 \$249,500 5 Other Observation, Extent: Moderate, Area Affected: 100% Location: Electrical Room 2 Explanation: Siemens Low Voltage Power Circuit Breaker Fused Disc Sw 5% 2043 ** 5	Maintenance							
Dry Type	ted Cost	Priority Code						
Dry Type								
Other Observation, Extent: Moderate, Area Affected: 100% Location: Electrical Room 2 Explanation: 150 Kva, 480/208/120 Volts Switchgear / Switchboard Air Circuit Breaker Air Circuit Breaker Air Circuit Breaker Other Observation, Extent: Moderate, Area Affected: 100% Location: Electrical Room 2 Explanation: Siemens Low Voltage Power Circuit Breaker Fused Disc Sw Molded Case Bkrs 10% 2043 ** 5 Raceway								
Location : Electrical Room 2 Explanation : 150 Kva, 480/208/120 Volts	\$1,900	В						
Explanation : 150 Kva, 480/208/120 Volts								
Switchgear / Switchboard Air Circuit Breaker 65% 2023 \$249,500 5 Air Circuit Breaker 20% 2043 ** 5 Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room 2 Explanation : Siemens Low Voltage Power Circuit Breaker Fused Disc Sw 5% 2043 ** 5 Molded Case Bkrs 10% 2043 ** 5 Raceway								
Air Circuit Breaker 65% 2023 \$249,500 5 Air Circuit Breaker 20% 2043 ** 5 Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room 2 Explanation : Siemens Low Voltage Power Circuit Breaker Fused Disc Sw 5% 2043 ** 5 Molded Case Bkrs 10% 2043 ** 5 Raceway								
Air Circuit Breaker 20% 2043 ** 5 Other Observation, Extent: Moderate, Area Affected: 100% Location: Electrical Room 2 Explanation: Siemens Low Voltage Power Circuit Breaker Fused Disc Sw Molded Case Bkrs 10% 2043 ** 5 Raceway		_						
Other Observation, Extent: Moderate, Area Affected: 100% Location: Electrical Room 2 Explanation: Siemens Low Voltage Power Circuit Breaker Fused Disc Sw Molded Case Bkrs 10% 2043 ** 5 Raceway	\$1,700	В						
Location : Electrical Room 2 Explanation : Siemens Low Voltage Power Circuit Breaker Fused Disc Sw 5% 2043 ** 5 Molded Case Bkrs 10% 2043 ** 5 Raceway	\$500	В						
Fused Disc Sw 5% 2043 ** 5 Molded Case Bkrs 10% 2043 ** 5 Raceway								
Molded Case Bkrs 10% 2043 ** 5 Raceway								
Molded Case Bkrs 10% 2043 ** 5 Raceway	\$100	В						
Raceway	\$1,300	В						
	<u> </u>							
Conduit 33/0 2043 1		В						
Conduit 65% 2023 \$346,800 1		В						
Panelboards								
	\$1,200	В						
	\$8,100	В						
	\$4,000	В						
Wiring	+ 1,000							
Braided Cloth 35% 2-4 \$211,200 2048 ** 1 Insulation Aged, Extent: Moderate, Area Affected: 100%		В						
Location : Old Sections								
Thermoplastic 65% 2043 ** 1		В						
Motor Controllers								
Locally Mounted 20% 2036 ** 5	\$700	В						
Locally Mounted 30% 2028 ** 5	\$1,000	В						
Locally Mounted 35% 2021 \$354,000 5	\$1,200	В						
Motor Control Center 15% 2036 ** 5	\$2,100	В						
Ground								
Grounding Devices								
Not Accessible 50%		D						
Other Observation, Extent : Light, Area Affected : 0%								
Location:								
Explanation: Connected To Building Structure, Point Of Contact Not Visible								
Generic 50% LIFE ** 5	\$7,500	В						
Other Observation, Extent : Moderate, Area Affected : 100%								
Location: Oil Pump And Water Main Room								
Explanation: Connected To Main Water Pipe								
Stand-by Power								
Transfer Switches								
	56,300	В						

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

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

Asset #: 2764

Electrical	Current Repair	Future	Replacement	M				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Stand-by Power								
Generators	4000				***	_		
Diesel	100%	2032	**	1	\$196,100	В		
	Other Observation, Extent : Moderate, Location : Penthouse	Area Affec	ted: 100%					
	Location : Pentnouse Explanation : 400 Kw Caterpillar Ge	un a o t						
Detteries	Explanation : 400 Kw Caterpillar Ge	nset						
Batteries Nickel Cadmium	100%	2018	\$600	5	\$112,900	В		
	10070	2016	\$000		\$112,900	ь		
Fuel Storage Day Tank	50%	2039	* *	5	\$47,000	В		
Day Talik	Other Observation, Extent : Moderate,			3	\$47,000	Ь		
	Location: Penthouse	Tirea Tijjec	iea . 10070					
	Explanation: 300 Gallons Capacity							
Moin Tonk	50%	2051	* *	5	\$7,500	В		
Main Tank				3	\$7,300	Б		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement							
	Explanation: 10,000 Gallons Capaci	itv						
Lighting	Explanation: 10,000 Guttons Capaci	uy						
Interior Lighting								
Fluorescent	70%	2023	\$2,083,900	10	\$325,200	В		
Tuorescent	Other Observation, Extent : Moderate,			10	Ψ323,200	Ь		
	Location: Throughout The Building							
	Explanation: T-12 Lamps							
Fluorescent	20%	2028	* *	10	\$92,900	В		
Tuorescent	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: New Sections							
	Explanation: Compact Flourescent I	amps						
Incandescent	10%	2028	* *	2	\$1,100	В		
Egress Lighting	1070	2020			\$1,100	ъ		
Emergency, Battery	20%	2023	\$41,600	10	\$24,500	В		
Exit, LED	50%	2023	**	1	\$24,500	В		
Exit, Service	30%	2018	\$25,000	1		В		
Exterior Lighting	3070	2010	Ψ23,000					
HID	100%	2023	\$209,400	10	\$1,600	В		
Alarm	100/0	2023	Ψ200,100		Ψ1,000			
Security System								
No Component	70%					D		
Generic	30%	2028	* *	1	\$56,900	В		
General	Other Observation, Extent : Moderate,		rted : 100%	-	400,000	-		
	Location: Corridors							
	Explanation : CCTV Surveillance Ca	mera Svste	m					
Fire/Smoke Detection	4							
No Component	60%					D		
Generic	40%	2028	* *	1-3	\$125,100	В		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Hallways							
	Explanation : Bells, Manual Pull Sta	tions, Strob	e Lights And Smo	ke Detec	ctors			

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

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

Asset #: 2764

Mechanical	Current Repair		Futur	e Replacement	Ma			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source	000/			2022	ماد ماد			ъ
Campus Steam	80%			2033	* *	1		В
Interruptible Gas/Dual Fuel	20%			2043	* *	1		В
Conversion Equipment								
Hot Water Boiler	20%			2036	* *	1	\$50,200	В
			Extent : Light, Area	Affected	: 20%			
			hanical Room					
	Explana	tion : 2 Un	its					
Pres. Reducing Valve/LP Steam	80%			2026	* *	5	\$24,100	В
Distribution								
Hot Wtr Piping/Pump	20%			2031	* *	4	\$7,500	В
Steam Piping/Pump	80%			2033	* *	4	\$20,000	В
Terminal Devices								
Air Handler	70%			2023	\$2,159,600	1	\$219,500	В
Convector/Radiator	10%			2028	* *	1	\$16,400	В
Fan Coil Unit/Heat	20%			2023	\$1,713,400	1	\$32,800	В
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		В
Conversion Equipment								
Centrifugal, Elec Chiller	80%			2026	* *	1	\$438,900	В
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 80%			
	Location	ı : Main Bu	ilding Refrigeratio	n Room	& Q1 Refrigeration	ı Room		
	Explana	tion : Refri	gerant #123					
Int Pkg Unit - Cooling	10%			2021	\$736,900	2	\$3,100	В
5	R-22 Refr	igerant, Ex	tent : Light, Area A	ffected :				
	Location	: Various	Locations					
Ext Pkg Unit - Cooling	10%			2023	\$264,100	2	\$3,100	В
Extrag cine cooming		ioerant Ex	tent : Light, Area A			_	ψ3,100	
	Location		2,0,0,11,00,1	jjeered .	10,0			
Distribution		3						
Chilled Wtr Pipe/Pump	80%			2033	* *	4	\$20,000	В
No Component	20%			2000		•	Ψ20,000	D
Terminal Devices	2070							
Air Handler/Cool/Ht	80%			2023	\$1,944,300	1	\$250,900	В
No Component	20%			2023	Ψ1,744,500	1	Ψ230,700	D
Heat Rejection	2070							
Remote Air Cond	20%			2023	\$683,600	2	\$70,600	В
Water Cool Tower	80%	Now	\$394,200	2023	\$1,313,900	2	\$326,200	В
water Coor rower			\$394,200 Toderate, Area Affe			2	φ320,200	D
			dly Corroded		/ U			
Ventilation	2000000		, 000404					
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$447,200	В
Duct work/Diffusers	100/0			ън ъ			Ψ (-1,200	ע

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

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

Asset #: 2764

Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation	•							
Exhaust Fans								
Interior	90%			2028	* *	2	\$14,100	В
Roof	10%			2028	* *	2	\$1,600	В
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		В
Water Heater								
Gas Fired	100%	0-2	\$40,000	2018	\$133,200	2	\$6,100	В
			xtent : Severe, Ared					
			n Building, 1 In Q1		g			
	Explanatio	on : 1 Out	Of 3 Is Obsolete U	Init				
HW Heat Exchanger								
Low Temp	80%			2033	* *	4	\$40,200	В
No Component	20%							D
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2023	\$10,200	4	\$2,000	В
Sewage Ejector(s)								
Electric	100%			2023	\$10,200	4	\$2,000	В
Backflow Preventer								
No Component	40%							D
Generic	60%			2023	\$33,300	1	\$18,800	В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
			xtent : Light, Area	Affected	: 100%			
	Location :	_						
	Explanatio	on : 19 Un	its					
Fire Suppression								
Standpipe	4000:			2022	a. ·		Φ 2.7. 0.00	D
Generic	100%			2033	* *	1-5	\$255,800	В
Sprinkler	0.0-							
No Component	80%							D
Generic	20%			2033	* *	1-2	\$28,400	В
Fire Pump							.	_
Generic	100%			2026	* *	1	\$94,800	В

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

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

Page: 100

Print Date: 22-Oct-2012 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : QUEENS FAMILY COURT
Address : 151-20 JAMAICA AVENUE

Borough Agency's Number : QUEENS : 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

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



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

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

Asset #: 13663

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority 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	93%			2025	* *	10	\$54,000	A
Membrane								
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	В
Exposed Struc: Steel	5%			LIFE	* *			В
Gypsum Board	5%			LIFE	* *	5	\$8,500	В

Electrical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2040	* *	5	\$600	В
	Other Observation, Extent: Moderate	, Area Affected :	100%			
	Location: Electrical Room					
	Explanation: One 2000 Amps And (One 1200 Amps M	Iain Discon	nect Swit	ch	
Transformers		·				
Dry Type	100%	2033	* *	5	\$500	В

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

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

Asset #: 13663

Electrical	Current Repa	ir Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Switchgear / Switchboard						
Fused Disc Sw	100%	2040	* *	5	\$600	В
Raceway						
Conduit	100%	2040	* *	1		В
Panelboards	100/	2026	ale ale	-	Φ200	ъ
Fused Disc Sw	10%	2036	* *	5	\$300	В
Molded Case Bkrs	90%	2036	* *	5	\$3,400	В
Wiring	1000/	2040	* *	1		D
Thermoplastic	100%	2040	at at	1		В
Motor Controllers	1.00/	2022	* *	5	¢100	D
Locally Mounted	10%	2033	* *	5 5	\$100	В
Motor Control Center	90%	2033		3	\$3,500	В
Grounding Davises						
Grounding Devices Generic	100%	LIFE	* *	5	\$2,100	В
Stand-by Power	10070	LIFE		3	\$2,100	ь
Transfer Switches						
Automatic	100%	2033	* *	1	\$44,200	В
Generators	10070	2033		1	Ψ++,200	D
Diesel	100%	2029	* *	1	\$55,500	В
Biesei	Other Observation, Exten		ected : 100%	1	Ψ33,300	Ь
	Location : Penthouse	- · · · · · · · · · · · · · · · · · · ·				
	Explanation : One 1375	Kva Cummins				
Batteries						
Lead/Acid	100%	2014	\$600	5	\$5,300	В
Fuel Storage					·	
Day Tank	50%	2036	* *	5	\$13,300	В
•	Other Observation, Exten	t : Moderate, Area Aff	ected : 100%			
	Location: Basement					
	Explanation: One 275	Gals.				
Main Tank	50%	2048	* *	5	\$2,100	В
	Other Observation, Exten	t : Moderate, Area Aff	ected : 100%			
	Location: Basement					
	Explanation: One 5000	Gals.				
Lighting						
Interior Lighting						
Fluorescent	100%	2025	* *	10	\$131,300	В
	Other Observation, Exten		ected : 100%			
	Location: Throughout?	The Building				
	Explanation: Using T8	Lamps				
Egress Lighting						
Emergency, Service	50%	2025	* *	1		В
Exit, LED	50%	2048	* *	1		В
Lightning Protection				_		
Arresters/Cabling						
Generic	100%	2048	* *	5	\$4,200	В

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

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

Asset #: 13663

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating Energy Source Interruptible Gas/Dual	100%			2046	* *	1		В
Fuel Conversion Equipment Hot Water Boiler	100%			2037	* *	1	\$71,000	В
	Location		Extent : Light, Area nt Boiler Room its	Affected	: 100%			
Distribution Hot Wtr Piping/Pump	100%			2042	* *	4	\$10,600	В
Terminal Devices Air Handler	60%			2028	* *	1	\$53,200	В
Convector/Radiator Air Conditioning	40%			2037	**	1	\$18,500	В
Energy Source Natural Gas Conversion Equipment	100%			2046	* *	1		В
Absorption Chiller/Direct Fire	100%			2028	* *	1	\$155,100	В
Distribution Chilled Wtr Pipe/Pump	100%			2046	* *	4	\$10,600	В
Terminal Devices Air Handler/Cool/Ht			\$13,700 Extent : Light, Area		**	1	\$79,800	В
			se, Agency Building Air Intake Sucking	-	Of Emergency Gen	erator W	hen It's Tested	
Heat Rejection Air Condenser Unit	100%			2028	* *	2	\$99,800	В
Ventilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$79,900	В
Exhaust Fans	98%			2028	* *		\$4,300	В
Interior Roof	2%			2028	* *	2 2	\$100	В
Plumbing H/C Water Piping Brass/Copper	30%			2046	* *	1		В
Galv Iron/Steel Water Heater	70%			2040	* *	1		В
Gas Fired Sanitary Piping	100%			2019	\$37,600	2	\$2,100	В
Cast Iron Storm Drain Piping	100%			LIFE	* *	1		В
Cast Iron Sump Pump(s)	100%			LIFE	* *	1		В
Rigid Piping	100%			2028	* *	4	\$1,300	В

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

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

Asset #: 13663

Mechanical	Current Repair	Future Rep	olacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Backflow Preventer						
Generic	100%	2028	* *	1	\$8,800	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent: Liga	ht, Area Affected : 100	0%			
	Location: (1) B-5, Ph (8) B-5	5 (3) B-4				
	Explanation: 12 Units					
Escalators						
Under 20' Rise	100%	LIFE	* *			C
	Other Observation, Extent: Lig	ht, Area Affected : 100	0%			
	Location: First To Second, Se	cond To Third And Th	ird To Fourth	h Floors		
	Explanation: 6 Units					

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Print Date: 22-Oct-2012 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : QUEENS SUPREME COURT
Address : 88-11 SUTPHIN BOULEVARD

Borough Agency's Number : QUEENS : 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

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



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

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

Asset #: 2038

	Current	Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
xterior								
Exterior Walls								
Bronze/Brass	2%		LIFE	* *			Α	
Masonry: Granite	8%		LIFE	* *	5	\$20,700	A	
Masonry: Limestone	85% 4+	\$730,100	LIFE	* *	5	\$220,000	Α	
	_	g, Extent : Moderate hout At Doors, Exter		•				
Masonry: Limestone	5% 4+	\$119,200	LIFE	* *	5	\$12,900	A	
	Staining/Discolorin Location : West F	g, Extent : Moderate acade	, Area Aj	ffected : 15%				
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 Ele	ments, Extent : Seve	re, Area I	Affected : 2%				
	Location: Souther	ast Corner						
	Jnt Mortar Miss/Er	od, Extent : Moderat	e, Area A	Affected : 10%				
	T	_						
	Location: Throug	hout						
	_	hout g, Extent : Moderate	, Area Aj	ffected : 25%				
	_	g, Extent : Moderate	, Area Aj	ffected : 25%				
Metal Rail	Staining/Discolorin Location : Throug	g, Extent : Moderate		ffected : 25%	5-10	\$19,000	A	
Metal Rail Roof	Staining/Discolorin	g, Extent : Moderate	, Area Aj		5-10	\$19,000	A	
Roof	Staining/Discolorin Location : Throug	g, Extent : Moderate			5-10	·	A	
Roof Copper/Terne	Staining/Discolorin Location: Throug 5%	g, Extent : Moderate	2025	**		\$168,900		
Roof	Staining/Discolorin Location: Throug 5% 60%	g, Extent : Moderate	2025	**	10	\$168,900 \$33,800	A	
Roof Copper/Terne Modified Bitumen Modified Bitumen	Staining/Discolorin Location: Throug 5% 60% 30%	g, Extent : Moderate	2025 2048 2028	**	10 10	\$168,900	A A	
Roof Copper/Terne Modified Bitumen	Staining/Discolorin Location: Throug 5% 60% 30% 5%	g, Extent : Moderate	2025 2048 2028 2025	**	10 10 10	\$168,900 \$33,800 \$5,600	A A A	
Roof Copper/Terne Modified Bitumen Modified Bitumen Skylight, Metal/Glass	Staining/Discolorin Location: Throug 5% 60% 30% 5%	g, Extent : Moderate	2025 2048 2028 2025	**	10 10 10	\$168,900 \$33,800 \$5,600	A A A	
Roof Copper/Terne Modified Bitumen Modified Bitumen Skylight, Metal/Glass	Staining/Discolorin Location: Throug 5% 60% 30% 5%	g, Extent : Moderate	2025 2048 2028 2025	**	10 10 10	\$168,900 \$33,800 \$5,600	A A A	
Roof Copper/Terne Modified Bitumen Modified Bitumen Skylight, Metal/Glass nterior Floors	Staining/Discolorin Location: Throug 5% 60% 30% 5% 5%	g, Extent : Moderate	2025 2048 2028 2025 2030	** ** ** **	10 10 10 10	\$168,900 \$33,800 \$5,600 \$18,800	A A A	
Roof Copper/Terne Modified Bitumen Modified Bitumen Skylight, Metal/Glass nterior Floors Carpet	Staining/Discolorin Location: Throug 5% 60% 30% 5% 5% 5%	g, Extent : Moderate	2025 2048 2028 2025 2030 2019	** ** ** ** ** ** **	10 10 10 10 10	\$168,900 \$33,800 \$5,600 \$18,800 \$86,500 \$42,000	A A A C	
Roof Copper/Terne Modified Bitumen Modified Bitumen Skylight, Metal/Glass nterior Floors Carpet Cast in Place Concrete	Staining/Discolorin Location: Throug 5% 60% 30% 5% 5% 15%	g, Extent : Moderate	2025 2048 2028 2025 2030 2019 LIFE 2023	** ** ** ** ** \$337,700 **	10 10 10 10 10	\$168,900 \$33,800 \$5,600 \$18,800 \$86,500 \$42,000 \$19,200	A A A A C C C	
Roof Copper/Terne Modified Bitumen Modified Bitumen Skylight, Metal/Glass nterior Floors Carpet Cast in Place Concrete Ceramic Tile	Staining/Discolorin Location: Throug 5% 60% 30% 5% 5% 15% 5%	g, Extent : Moderate	2025 2048 2028 2025 2030 2019 LIFE	** ** ** ** ** \$337,700 ** \$421,800	10 10 10 10 10	\$168,900 \$33,800 \$5,600 \$18,800 \$86,500 \$42,000	A A A C C C C	
Roof Copper/Terne Modified Bitumen Modified Bitumen Skylight, Metal/Glass nterior Floors Carpet Cast in Place Concrete Ceramic Tile Marble Panels Terrazzo	Staining/Discolorin Location: Throug 5% 60% 30% 5% 5% 5% 5% 5% 5% 5% 20%	g, Extent : Moderate	2025 2048 2028 2025 2030 2019 LIFE 2023 LIFE LIFE	** ** ** ** ** \$337,700 ** \$421,800 ** **	10 10 10 10 10	\$168,900 \$33,800 \$5,600 \$18,800 \$86,500 \$42,000 \$19,200 \$14,400 \$60,100	A A A C C C C	
Roof Copper/Terne Modified Bitumen Modified Bitumen Skylight, Metal/Glass nterior Floors Carpet Cast in Place Concrete Ceramic Tile Marble Panels Terrazzo Vinyl Tile	Staining/Discolorin Location: Throug 5% 60% 30% 5% 5% 5% 15% 5% 5%	g, Extent : Moderate	2025 2048 2028 2025 2030 2019 LIFE 2023 LIFE	** ** ** ** \$337,700 ** \$421,800 **	10 10 10 10 10	\$168,900 \$33,800 \$5,600 \$18,800 \$86,500 \$42,000 \$19,200 \$14,400 \$60,100 \$38,400	A A A C C C C	
Roof Copper/Terne Modified Bitumen Modified Bitumen Skylight, Metal/Glass nterior Floors Carpet Cast in Place Concrete Ceramic Tile Marble Panels Terrazzo	Staining/Discolorin Location: Throug 5% 60% 30% 5% 5% 5% 5% 5% 5% 20% 20%	g, Extent : Moderate	2025 2048 2028 2025 2030 2019 LIFE 2023 LIFE LIFE 2020	** ** ** ** ** \$337,700 ** \$421,800 ** ** \$726,000	10 10 10 10 10 3 5 5 5 5 5 3	\$168,900 \$33,800 \$5,600 \$18,800 \$86,500 \$42,000 \$19,200 \$14,400 \$60,100	A A A C C C C C	
Roof Copper/Terne Modified Bitumen Modified Bitumen Skylight, Metal/Glass nterior Floors Carpet Cast in Place Concrete Ceramic Tile Marble Panels Terrazzo Vinyl Tile Vinyl Tile	Staining/Discolorin Location: Throug 5% 60% 30% 5% 5% 5% 5% 5% 5% 20% 20%	g, Extent : Moderate	2025 2048 2028 2025 2030 2019 LIFE 2023 LIFE LIFE 2020	** ** ** ** ** \$337,700 ** \$421,800 ** ** \$726,000	10 10 10 10 10 3 5 5 5 5 5 3	\$168,900 \$33,800 \$5,600 \$18,800 \$86,500 \$42,000 \$19,200 \$14,400 \$60,100 \$38,400	A A A C C C C C	
Roof Copper/Terne Modified Bitumen Modified Bitumen Skylight, Metal/Glass nterior Floors Carpet Cast in Place Concrete Ceramic Tile Marble Panels Terrazzo Vinyl Tile Vinyl Tile Interior Walls	Staining/Discolorin Location: Throug 5% 60% 30% 5% 5% 5% 5% 20% 20% 30%	g, Extent : Moderate	2025 2048 2028 2025 2030 2019 LIFE 2023 LIFE 2020 2025	** ** ** ** ** \$337,700 ** \$421,800 ** ** \$726,000 **	10 10 10 10 10 3 5 5 5 5 5 3 3	\$168,900 \$33,800 \$5,600 \$18,800 \$86,500 \$42,000 \$19,200 \$14,400 \$60,100 \$38,400 \$43,200	A A A C C C C C C	
Roof Copper/Terne Modified Bitumen Modified Bitumen Skylight, Metal/Glass Interior Floors Carpet Cast in Place Concrete Ceramic Tile Marble Panels Terrazzo Vinyl Tile Vinyl Tile Interior Walls Gypsum Board	Staining/Discolorin Location: Throug 5% 60% 30% 5% 5% 5% 5% 20% 20% 20% 30%	g, Extent : Moderate	2025 2048 2028 2025 2030 2019 LIFE 2023 LIFE LIFE 2020 2025	** ** ** ** \$337,700 ** \$421,800 ** \$726,000 **	10 10 10 10 3 5 5 5 5 5 5 5 5	\$168,900 \$33,800 \$5,600 \$18,800 \$86,500 \$42,000 \$19,200 \$14,400 \$60,100 \$38,400 \$43,200	A A A A C C C C C C C C C C C C C C C C	
Roof Copper/Terne Modified Bitumen Modified Bitumen Skylight, Metal/Glass nterior Floors Carpet Cast in Place Concrete Ceramic Tile Marble Panels Terrazzo Vinyl Tile Vinyl Tile Interior Walls Gypsum Board Gypsum Board	Staining/Discolorin Location: Throug 5% 60% 30% 5% 5% 5% 5% 20% 20% 20% 30% 10% 10%	g, Extent : Moderate	2025 2048 2028 2025 2030 2019 LIFE 2023 LIFE 2020 2025 LIFE LIFE LIFE	** ** ** ** \$337,700 ** \$421,800 ** \$726,000 **	10 10 10 10 3 5 5 5 5 5 5 5 5	\$168,900 \$33,800 \$5,600 \$18,800 \$86,500 \$42,000 \$19,200 \$14,400 \$60,100 \$38,400 \$43,200	A A A A A C C C C C C C C C C C C C C C	
Roof Copper/Terne Modified Bitumen Modified Bitumen Skylight, Metal/Glass nterior Floors Carpet Cast in Place Concrete Ceramic Tile Marble Panels Terrazzo Vinyl Tile Vinyl Tile Interior Walls Gypsum Board Gypsum Board Marble Panels Plaster	Staining/Discolorin Location: Throug 5% 60% 30% 5% 5% 5% 5% 5% 20% 20% 20% 30% 10% 10% 15% 15%	g, Extent : Moderate	2025 2048 2028 2025 2030 2019 LIFE 2023 LIFE 2020 2025 LIFE LIFE LIFE LIFE	** ** ** ** ** \$337,700 ** \$421,800 ** \$726,000 ** ** ** ** **	10 10 10 10 3 5 5 5 5 5 5 5 5 5 5 5 5	\$168,900 \$33,800 \$5,600 \$18,800 \$86,500 \$42,000 \$19,200 \$14,400 \$60,100 \$38,400 \$43,200 \$46,900 \$46,900 \$35,100	A A A A A C C C C C C C C C C C C C C C	
Roof Copper/Terne Modified Bitumen Modified Bitumen Skylight, Metal/Glass Interior Floors Carpet Cast in Place Concrete Ceramic Tile Marble Panels Terrazzo Vinyl Tile Vinyl Tile Interior Walls Gypsum Board Gypsum Board Marble Panels	Staining/Discolorin Location: Throug 5% 60% 30% 5% 5% 5% 5% 20% 20% 20% 30% 10% 10% 15%	g, Extent : Moderate	2025 2048 2028 2025 2030 2019 LIFE 2023 LIFE 2020 2025 LIFE LIFE LIFE	** ** ** ** ** \$337,700 ** \$421,800 ** ** \$726,000 ** ** ** ** ** ** **	10 10 10 10 10 3 5 5 5 5 5 5 3 3	\$168,900 \$33,800 \$5,600 \$18,800 \$86,500 \$42,000 \$19,200 \$14,400 \$60,100 \$38,400 \$43,200 \$46,900	A A A A A C C C C C C C C C C C C C C C	

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

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

Asset #: 2038

Architecture	C	Current Repair	Futur	e Replacement	Ma	aintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Ceilings							
AcousTileSusp.Lay-In	10%		2033	* *	5	\$38,400	В
AcousTileSusp.Lay-In	10%		2025	* *	5	\$38,400	В
Gypsum Board	5%		LIFE	* *	5	\$24,000	В
Plaster	20%		LIFE	* *	5	\$48,100	В
Plaster	50%		LIFE	* *	5	\$120,100	В
Plaster	5%		LIFE	* *	5	\$12,000	В

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	, , , , , , , ,	Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts	•		•				•	
Service Equipment								
Fused Disc Sw	50%		2040	* *	5	\$600	В	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation:	Two 4000 Amps Main I	Disconne	ct Switch				
Fused Disc Sw	50%		2020	\$30,300	5	\$600	В	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation:	One 3000 And One 120	0 Amps N	Aain Disconnect Sv	vitch			
Transformers								
Dry Type	100%		2033	* *	5	\$900	В	
Switchgear / Switchboard								
Fused Disc Sw	100%		2040	* *	5	\$1,100	В	
Raceway								
Conduit	50%		2020	\$133,400	1		В	
Conduit	50%		2040	* *	1		В	
Panelboards								
Fused Disc Sw	10%		2036	* *	5	\$600	В	
Molded Case Bkrs	50%		2036	* *	5	\$3,400	В	
Molded Case Bkrs	40%		2019	\$107,400	5	\$2,700	В	
Wiring								
Thermoplastic	50%		2020	\$150,900	1		В	
Thermoplastic	50%		2040	* *	1		В	
Motor Controllers								
Locally Mounted	60%		2033	* *	5	\$1,000	В	
Locally Mounted	20%		2018	\$101,200	5	\$300	В	
Motor Control Center	20%		2018	\$101,200	5	\$1,400	В	
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$3,700	В	
Stand-by Power								
Transfer Switches								
Automatic	100%		2033	* *	1	\$77,800	В	

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

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

Asset #: 2038

Electrical	Current Repa	ir Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Stand-by Power								
Generators								
Diesel	100%	2029	* *	1	\$97,700	В		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Roof							
-	Explanation: 800 Kw C	Caterpillar Genset						
Batteries	1.000/	2014	\$ <00	_	¢0.200	D		
Lead/Acid	100%	2014	\$600	5	\$9,300	В		
Fuel Storage	50%	2036	* *	5	\$23,800	В		
Day Tank				3	\$23,000	Б		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement							
	Explanation: One 275	Gals						
Main Tank	50%	2048	* *	5	\$3,800	В		
Maiii Talik	Other Observation, Extent: Moderate, Area Affected: 100%							
	Uner Observation, Extent: Moderate, Area Affected: 100% Location: Basement							
	Explanation : One 2000	Gals						
Lighting	<i>T</i>							
Interior Lighting								
Fluorescent	68%	2025	* *	10	\$160,200	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Throughout The Building							
	Explanation: T8 Lamps	3						
Fluorescent	5%	2015	\$75,500	10	\$11,800	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Basement							
	Explanation: T12 Lamp	os .						
HID	2%	2025	* *	10	\$200	В		
Incandescent	25%	2015	\$377,500	2	\$1,400	В		
Egress Lighting	·							
Emergency, Service	30%	2015	\$12,700	1		В		
Emergency, Battery	20%	2015	\$21,100	10	\$12,400	В		
Exit, LED	50%	2048	* *	1		В		
Lightning Protection								
Arresters/Cabling	1000/	20.10	alo -l-	~	4.30 0	ъ		
Generic	100%	2048	**	5	\$1,200	В		
	Other Observation, Exten	ı : moaerate, Area Affe	ciea : 100%					
	Location: Roof	2						
	Explanation : Aluminum	ı						

Mechanical	Current Rep	oair Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source Interruptible Gas/Dual Fuel	100%	2046	* *	1		В

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

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

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

Asset #: 2038

Mechanical		Current F	Repair	Futur	e Replacement	M	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Conversion Equipment Steam Boiler	Location		Extent : Light, Area ement Boiler Room		**: 100%	1	\$254,700	В	
Distribution	Ехріана	uon . 2 On	us						
Steam Piping/Pump			\$124,100 Extent : Moderate, out	2030 Area Aff	* * Tected : 20%	4	\$12,700	В	
Terminal Devices									
Air Handler	20%			2025	* *	1	\$31,800	В	
Convector/Radiator	80%			2025	* *	1	\$66,500	В	
Air Conditioning									
Energy Source								_	
Campus Steam	50%			2040	* *	1		В	
Electricity	50%			2036	* *	1		В	
Conversion Equipment Absorption Chiller/Steam/HW	30%			2033	* *	1	\$83,500	В	
Centrifugal, Elec Chiller	40% Other Obs	servation, E	Extent : Light, Area	2016 Affected	\$288,200 : 40%	1	\$111,300	В	
	Location	ı : Basemer	nt A/c Room						
	Explana	tion : Both	Units Are Schedule	ed To Be	Replaced				
Int Pkg Unit - Cooling	10%			2018	\$373,700	2	\$1,600	В	
Window/Wall Unit	20%			2015	\$119,300	1		В	
Distribution Chilled Wtr Pipe/Pump	100%			2030	* *	4	\$19,000	В	
Terminal Devices							·		
Air Handler/Cool/Ht	60%			2025	* *	1	\$95,400	В	
Fan Coil - Cool/Heat	40%			2025	* *	1	\$33,300	В	
Heat Rejection									
Air Condenser Unit	100%			2028	* *	2	\$179,000	В	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$143,200	В	
Exhaust Fans									
Interior	95%			2025	**	2	\$7,500	В	
Roof	5%			2020	\$11,500	2	\$400	В	
Plumbing H/C Water Piping									
Galv Iron/Steel	100%			2025	* *	1		В	
Water Heater	1000			0010	ø / 5 500	2	Φ2.000	В	
Gas Fired	100%			2018	\$67,500	2	\$3,800	В	
HW Heat Exchanger Low Temp	100%			2030	* *	4	\$38,200	В	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В	

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

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

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

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2020	\$10,200	4	\$1,300	В
Backflow Preventer							
Generic	100%		2028	* *	1	\$15,900	В
Fixtures							
Generic	100%						В
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			C
	Other Observation,	Extent : Moderate, A	Area Affe	ected : 100%			
	Location: (5) Sub-	-b B-7 (5) 1-7					
	Explanation: 10 U	Inits. 3 Units Are N	ot In Ser	vice			

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



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

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

Asset #: 4166

rchitecture	Current F	Repair	Future	Replacement	M	aintenance	
rstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior							
Exterior Walls	900/ Now	¢109.700	LIEE	* *	5	\$22,600	٨
Masonry: Brick	80% Now Horizontal Cracks, E Location : Above L Jnt Mortar Miss/Eroc Location : Through	intels, Basement Le d, Extent : Light, A out	evel rea Affecto	ted : 15% ed : 5%	5	\$32,600	A
	Rusting Masonry Sup		te, Area Ą	ffected : 20%			
	Location: Basemen						
	Staining/Discoloring, Location: Through	_		d : 25%			
Masonry: Limestone	15% 4+ Staining/Discoloring, Location : Through	_	LIFE ea Affecte	* * d : 15%	5	\$4,600	A
Wood	5% 4+	\$16,200	2026	* *	5	\$5,100	A
	Deteriorated Finish, Location: Arround		Area Affe	ected : 100%			
Windows							
Aluminum	100%		2037	* *	5	\$3,700	Α
Roof Asphalt Shingle	100%		2030	* *	10	\$4,100	A
erior						. ,	
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, Location : Lobby	Extent : Light, Ard	ea Affecte	d : 10%			
Vinyl Tile	66%		2026	* *	3	\$9,600	C
Interior Walls							
Masonry: Brick	5% Now	\$22,300	LIFE	* *			C
·	Jnt Mortar Miss/Erod Location : Boiler R		te, Area Aj	ffected : 5%			
Plaster	75% Now Broken/Missing Elem Location: 2nd Floo Water Penetration, E Location: Basemen	or Womens Room Extent : Moderate, A	Area Affec	ted : 5%	5	\$7,500	С
Wood	20%		LIFE	* *	5	\$26,500	С
Ceilings						•	
Exposed Concrete	20%		LIFE	* *	5	\$900	В
Plaster	60%		LIFE	* *	5	\$11,000	В
Plaster	20% 4+	\$5,600	LIFE	* *	5	\$3,700	В
	Water Penetration, E Location : Courtro		Area Affec	ted : 5%			

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

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

Asset #: 4166

Electrical	Cu	rrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment	400		• • • • •		_	* 400	_
Molded Case Bkrs	100%	e E. M.L.	2041	**	5	\$400	В
	Location : Bo	ttion, Extent : Moderate, A	Area Affe	ctea : 100%			
		isemeni : One 600 Amps Main Di	sconnact	Switch			
Switchgear / Switchboard	Ехрининон	. One 000 Amps Main Di	sconneci	Swiich			
Molded Case Bkrs	100%		2041	* *	5	\$400	В
Raceway	10070		2011			ψ100	
Conduit	95%		2031	* *	1		В
Conduit	5%		2041	* *	1		В
Panelboards							
Molded Case Bkrs	90%		2029	* *	5	\$400	В
Molded Case Bkrs	10%		2037	* *	5		В
Wiring							
Thermoplastic	80%		2031	* *	1		В
Thermoplastic	20%		2041	* *	1		В
Ground							
Grounding Devices							_
Not Accessible	100%						D
Lighting							
Interior Lighting Fluorescent	20%		2026	* *	10	\$2.700	В
Fluorescent		ntion, Extent : Moderate, A			10	\$2,700	D
	Location : Ti		чтей Аује	ciea . 100/0			
		: Using T8 Lamps					
Fluorescent	70%	. Osing 10 Lumps	2021	\$60,600	10	\$9,500	В
Tuorescent		ntion, Extent : Moderate, A			10	\$9,500	Ъ
	Location : Ti		irea rijje	cica . 10070			
		: Using T8 Lamps					
Fluorescent	5%	7 · ·	2021	\$4,300	10	\$700	В
Tuorescent		ntion, Extent : Moderate, A			10	Ψ700	Ь
	Location : Ti						
		: Using Compact Floures	cent Lan	ıps			
Incandescent	5%	0 1	2021	\$4,300	2		В
Egress Lighting	370		2021	ψ1,200			
Emergency, Service	45%		2021	\$1,100	1		В
Emergency, Battery	5%		2021	\$300	10	\$200	В
Exit, Service	50%		2021	\$1,200	1	, 33	В
Exterior Lighting							
HID	100%		2021	\$6,100	10		В
Alarm							
Security System							
Generic	100%		2021	\$50,300	1	\$5,500	В

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

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

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
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		В
Conversion Equipment Steam Boiler	Location	ervation, E : Basemen tion : 1 Uni		2034 Affected	**	1	\$14,600	В
Distribution								
Steam Piping/Pump	100%			2031	* *	4	\$1,100	В
Terminal Devices Convector/Radiator	100%			2026	* *	1	\$4,800	В
Air Conditioning								
Energy Source Electricity	100%			2037	* *	1		В
Conversion Equipment	60%			2025	* *	2	\$500	D
Int Pkg Unit - Cooling Window/Wall Unit	20%			2023	\$6,800	2 1	\$300	B B
No Component	20%			2010	\$0,800	1		D
Heat Rejection	2070							<u>D</u>
Air Condenser Unit	60%			2029	* *	2	\$6,200	В
No Component	40%			202)		_	Ψ0,200	D
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	\$4,900	В
No Component	40%							D
Exhaust Fans								
Interior	60%			2029	* *	2	\$300	В
No Component	40%							D
Plumbing								
H/C Water Piping								_
Galv Iron/Steel	100%			2026	* *	1		В
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s) Rigid Piping	100%			2021	\$10,200	4	\$1,300	В
Fixtures	10070				¥10,200	<u> </u>	41,500	
Generic	100%							В

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

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

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Print Date: 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



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

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

Asset #: 4165

rchitecture	Current Re	pair	Futur	e Replacement	M	aintenance			
stem Component Type	% of Fail Date E Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
terior									
Exterior Walls									
Masonry: Brick	90% Now	\$244,500	LIFE	* *	5	\$36,700	A		
	Cracking/Crumbling, E.		_	-					
	Location : 1st Floor L				acade				
	Misaligned/Bulging, Ex Location : 1st Floor V	_							
						** 100			
Masonry: Limestone	10% 0-2	\$50,800	LIFE	**	5	\$3,100	A		
	Jnt Mortar Miss/Erod, I		e, Area A	Affectea : 20%					
	Location : Main Entrance Staining/Discoloring, Extent : Light, Area Affected : 15%								
	Location : Main Entra		еа Ајјеси	ea : 15%					
Windows	Location . Main Entre	ince							
Aluminum	100% Now	\$17,600	2038	* *	5	\$1,800	A		
Aidilliani	Ctrwt/Balnc Not Funct,			Affected: 30%	3	φ1,000	А		
	Location: Throughou		,	11,000.000					
Parapets		-							
Masonry: Brick	90% Now	\$59,900	LIFE	* *	5	\$1,800	Α		
	Cracking/Crumbling, E.	xtent : Severe, A		eted : 50%		. ,			
	Location : Inside Face	2							
	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 Face	ide, South Facad	le, East I	Facade, West Faca	de				
	Worn/Eroded, Extent:		ected : 60	0%					
	Location : Inside Face	2							
Masonry: Limestone	10% Now	\$7,200	LIFE	* *	5	\$300	A		
	Cracking/Crumbling, E.		, Area Aj	ffected : 20%					
	Location : Throughou								
	Jnt Mortar Miss/Erod, I		te, Area A	Affected : 30%					
	Location: Throughou	t							
Roof	000/ 37	# 4.5.000	2027	مار داد			4		
Built-Up (BUR)	90% Now	\$46,900	2027	**			Α		
	Broken/Missing Elemen		re, Area	Affectea : 20%					
	Location: Throughou		ata Amas	Affacted . 200/					
	Gut/DS Non Func/Miss, Location: Main Entra		uie, Area	Аујества : 20%					
	Ponding, Extent: Mode		tod - 300	6					
	Location : Main Entra		ieu . 30%	U					
Connor/Torno			2027	* *	10	¢6 100	Λ		
Copper/Terne	10%		2037	4, 4,	10	\$6,100	A		

Interior

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

Asset #: 4165

Architecture	Current Repair Future Replacement Maintenance		aintenance					
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%		\$6,200	2022	\$124,200	3	\$4,900	C
	_	Crumbling, n : Through	Extent : Light, Are out	ea Affecto	ed : 5%			
Interior Walls								
Cast in Place Concrete			\$4,300 Extent : Light, Are out	LIFE ea Affecte	* * ed : 5%			С
Ceramic Tile	5%			2031	* *	5	\$1,700	С
Masonry: Brick	5%	4+	\$11,100	LIFE	* *			C
·		netration, E n : Boiler R	xtent : Light, Area oom	Affected	: 15%			
Marble Panels	5%			LIFE	* *			С
Plaster	65%	0-2	\$19,600	LIFE	* *	5	\$6,500	C
		Crumbling, n : Through	Extent : Light, Are	ea Affecte	ed : 10%		. ,	
Wood	10%			LIFE	* *	5	\$13,300	С
Ceilings								
AcousTileSusp.Lay-In	10%			2027	* *	5	\$2,900	В
Exposed Concrete	10%			LIFE	* *	5	\$500	В
Plaster	80%	Now	\$79,600	LIFE	* *	5	\$14,600	В
	Location	n : Room 10	Extent : Moderate	-	-			
			xtent : Moderate, A					
	Location	n : Room 10	95 And Main Entrai	ıce Lobb	У			

Electrical	Current R	epair	Futur	e Replacement	Ma	aintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Under 600 Volts										
Service Equipment										
Molded Case Bkrs	100%		2022	\$3,000	5	\$500	В			
	Other Observation, Extent : Moderate, Area Affected : 100%									
	Location : Electrica	l Room								
	Explanation: Main	Service Switch Rat	ed @ 60	00 Amperes						
Switchgear / Switchboard							_			
Molded Case Bkrs	100%		2022	\$44,300	5	\$500	В			
Raceway										
Conduit	50%		2032	* *	1		В			
Conduit	50%		2022	\$12,000	1		В			

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

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

Asset #: 4165

Electrical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Panelboards							
Fused Disc Sw	5%		2021	\$1,100	5		В
Molded Case Bkrs	45%		2030	* *	5	\$200	В
Molded Case Bkrs	50%		2021	\$11,200	5	\$200	В
Wiring							
Thermoplastic	100%		2032	* *	1		В
Motor Controllers							
Locally Mounted	100%		2020	\$15,400	5	\$100	В
Ground							
Grounding Devices							
Not Accessible	100%						D
Lighting							
Interior Lighting							
Fluorescent	70%		2017	\$72,400	10	\$11,300	В
		Extent: Moderate, A	Area Affe	ected : 100%			
	-	ghout The Building					
	Explanation: T-1	2 Lamps					
Fluorescent	20%		2022	\$20,700	10	\$3,200	В
	Other Observation,	Extent: Moderate, A	Area Affe	ected : 100%			
	Location : Hallwo	ays					
	Explanation: T-8	Lamps					
Fluorescent	10%		2022	\$10,300	10	\$1,600	В
	Other Observation,	Extent : Moderate, A	Area Affe	ected : 100%			
	Location: 1st Flo	oor					
	Explanation: Cfl	Compact Fluorescen	t Light H	Fixtures			
Egress Lighting							
Emergency, Battery	25%		2022	\$1,800	10	\$1,100	В
Exit, LED	75%		2057	* *	1		В
Exterior Lighting							
HID	100%		2022	\$7,300	10	\$100	В
Alarm							
Security System							
No Component	50%						D
Generic	50%		2022	\$30,100	1	\$3,300	В
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Hallwo	ays					
	Explanation: CC	TV Surveillance Can	iera Syst	em			

Mechanical	Curren	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2032	* *	1		В

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

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

Asset #: 4165

Mechanical		Current F	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								_
Steam Boiler	100%			2042	* *	1	\$17,400	В
			xtent : Light, Area	Affected	: 100%			
			t Boiler Room		1000/			
			xtent : Light, Area	Affected	: 100%			
			t Boiler Room					
District of	Explanati	on : I Uni	t					
Distribution	1.000/			2022	ф1 2 0,000	4	Ф1 200	D
Steam Piping/Pump	100%			2022	\$138,800	4	\$1,300	В
Terminal Devices	1.000/			2020	¢107.700	1	¢5.700	D
Convector/Radiator	100%			2020	\$187,700	1	\$5,700	В
Air Conditioning								
Energy Source	1000/			2030	* *	1		D
Electricity	100%			2030		1		В
Conversion Equipment Ext Pkg Unit - Cooling	30%			2030	* *	2	\$200	В
Ext Pkg Unit - Cooming		riaerant l	Extent : Light, Area			2	2 \$300	
			Court Rooms	11,1,100,100	1.50/0			
XX.' 1 (XX. 11 X 1.')		. 5 Omis,	Court Rooms	2017	\$20,000	1		D
Window/Wall Unit	70%			2017	\$28,600	1		В
Ventilation								
Distribution Ductwork/Diffusers	30%			LIFE	* *	2-5	\$2,900	В
No Component	70%			LIFE		2-3	\$2,900	D D
Exhaust Fans	7070							
Roof	30%			2022	\$4,700	2	\$200	В
No Component	70%			2022	Φ4,700	2	\$200	D
Plumbing	7070							
H/C Water Piping								
Brass/Copper	100%			2022	\$59,400	1		В
Water Heater	10070			2022	Ψ32,100	-		
Gas Fired	100%			2022	\$4,600	2	\$300	В
Gus I ireu		allation, E	xtent : Light, Area			_	φ300	2
	Recent Installation, Extent : Light, Area Affected : 100% Location : Boiler Room							
			xtent : Light, Area	Affected	: 100%			
	Location		=	33				
	Explanati							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)	·							
Rigid Piping	100%			2017	\$10,200	4	\$1,300	В
Fixtures					,			
Generic	100%							В

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

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

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Print Date: 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

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



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

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

Asset #: 13692

rchitecture	Current	Repair	Future Replacement		Maintenance		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior							
Exterior Walls							
Cast Stone/Terra Cotta	100%		LIFE	* *	5	\$318,800	A
	Cracking/Crumbling		, Area Aj	fected : 10%			
	Location : Through						
	Repairs in Progress,		a Affecte	d : 100%			
	Location : Through						
	Staining/Discoloring		, Area Aj	ffected : 15%			
	Location : Through	nout					
Windows					_		
Aluminum	100% 0-2	\$9,500	2028	**	5	\$1,800	Α
	Caulking Deteriorate		te, Area	Affected : 50%			
	Location : Through	out					
Parapets	700/		, inc	ماد ماد	~	#10.000	
Cast Stone/Terra Cotta	70%	T	LIFE	**	5	\$10,900	Α
	Repairs in Progress,	_	a Affecte	d: 100%			
	Location : Through	шоит					
Masonry: Brick	30%		LIFE	**	5	\$600	A
	Repairs in Progress,		Area Afj	fected : 60%			
	Location : Through	nout					
Roof	600/		2020	\$04.600	1.0	Φ1.4.COO	
Built-Up (BUR)	60%		2020	\$84,600 * *	10	\$14,600	A
Copper/Terne	40%		2035	* *	10	\$24,300	A
terior Floors							
Carpet	5%		2016	\$9,300	2	\$2,200	С
Cast in Place Concrete	10%		LIFE	\$9,500 * *	3 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	0070		2020	ψ177,200		ψ0,000	
Concrete Masonry Unit	15%		LIFE	* *	5	\$2,000	C
Masonry: Brick	15%		LIFE	* *	5	Ψ2,000	C
Plaster	60%		LIFE	* *	5	\$6,000	C
Wood	10%		LIFE	* *	5	\$13,300	C
Ceilings	20,0					Ψ12,200	
AcousTileSusp.Lay-In	10%		2025	* *	5	\$2,900	В
Exposed Concrete	10%		LIFE	* *	5	\$500	В
					_	4500	_

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

Under 600 Volts

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

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

Asset #: 13692

Electrical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type		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	В
			xtent : Moderate, A	Area Affe	cted : 100%			
	Location :		t 350 Amps Main Dis	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	Canidal			
Switchgear / Switchboard	Ехріанан	on : One 3	30 Amps Main Dis	sconneci	Swiich			
Molded Case Bkrs	100%			2020	\$31,900	5	\$200	В
Raceway	10070			2020	ψ31,700		Ψ200	
Conduit	90%			2020	\$9,200	1		В
Conduit	10%			2040	* *	1		В
Panelboards								
Molded Case Bkrs	95%			2019	\$23,000	5	\$200	В
Molded Case Bkrs	5%			2036	* *	5		В
Wiring								
Braided Cloth	25%	2-4	\$2,400	2045	**	1		В
		-	nt : Moderate, Are	a Affecte	d: 30%			
	Location :	Through	out ————————————————————————————————————					
Thermoplastic	70%			2030	* *	1		В
Thermoplastic	5%			2040	* *	1		В
Motor Controllers	1,000/			2010	¢11 100	_	¢100	D
Locally Mounted	100%			2018	\$11,100	5	\$100	В
Ground Grounding Devices								
Generic Generic	100%			LIFE	* *	5	\$100	В
Lighting	10070			LII L			Ψ100	ь
Interior Lighting								
Fluorescent	75%			2020	\$42,100	10	\$6,100	В
	Other Obse	rvation, E	xtent : Moderate, A	Area Affe	cted : 100%			
		_	out The Building					
	Explanation	on : Using	T8 Lamps					
Fluorescent	20%			2015	\$11,200	10	\$1,600	В
			xtent : Moderate, A	Area Affe	cted : 100%			
	Location :							
		on : Using	T12 Lamps					
HID	3%			2015	\$1,200	10		В
Incandescent	2%			2015	\$1,100	2		В
Egress Lighting	500 /			2017	4000	,		ъ
Emergency, Service	50%			2015	\$800	1		В
Exit, Service	50%			2015	\$800	1		В

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Steam Boiler	100%			2033	* *	1	\$8,800	В
			Extent : Severe, Are	a Affecte	ed: 100%			
		ı : Basemer						
	Explana	tion : 1 Bot	iler					
Distribution	1000/			20.40	ale ale	4	# 400	ъ
Steam Piping/Pump	100%			2040	* *	4	\$400	В
Terminal Devices	1000/			2022	* *		Φ2 000	ъ
Convector/Radiator	100%			2033	* *	1	\$2,900	В
Air Conditioning								
Energy Source	1000/			2026	* *	1		D
Electricity	100%			2036		1		В
Conversion Equipment	20%			2025	* *	2	\$100	В
Ext Pkg Unit - Cooling Window/Wall Unit	10%			2023	\$2,200	1	\$100	В
No Component	70%			2016	\$2,200	1		D D
Distribution	7070							D
Ductwork/Diffusers	20%			LIFE	* *	2	\$2,300	В
No Component	80%			LIIL		2	Ψ2,300	D
Heat Rejection	0070							ъ
Remote Air Cond	100%			2025	* *	2	\$6,200	В
Plumbing	10070			2023			ψ0,200	ь
H/C Water Piping								
Galv Iron/Steel	100%			2033	* *	1		В
HW Heat Exchanger								
Low Temp	100%			2030	* *	4	\$1,300	В
Sanitary Piping							•	
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Submersible	100%			2014	\$6,700	4	\$2,000	В
Fixtures								
Generic	100%							В

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

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

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Print Date: 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

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



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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority 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
			xtent : Moderate, A	Area Affe	cted : 40%			
· ·	Location	i : Through	out					
Interior								
Floors	20%			2019	\$119,800	2	\$29.400	C
Carpet Cast in Place Concrete	20% 5%			LIFE	\$119, 800 * *	3 5	\$28,400 \$10,300	C C
Cast III Flace Coliciete		natration F	xtent : Moderate, A			3	\$10,500	C
		ierranon, E. i : Access T		пен Ајје	cieu . 570			
Committee Tile			unner	2020	* *		¢4.700	
Ceramic Tile	5%	N	¢01 200	2029	* *	5	\$4,700	C C
Marble Panels	15%		\$91,300 Extent : Light, Are	LIFE		5	\$10,600	C
	-	Crumbung, 1 : Through	_	га Ајјеси	ea : 50%			
					de de		\$14.000	
Terrazzo	20%		\$121,400	LIFE	**	5	\$14,800	C
	_	_	Extent: Moderate	, Area Aj	ffected: 40%			
		i : Through						
Vinyl Tile	30%		\$14,500	2025	**	3	\$10,600	C
		-	ents, Extent : Ligh	t, Area A	ffected : 5%			
		ı: Through	out					
Vinyl Tile	5%			2020	\$48,300	3	\$2,400	С
Interior Walls								
Cast in Place Concrete	5%	4+	\$10,700	LIFE	* *			C
			xtent : Light, Area	Affected	: 10%			
		ı : Basemen	t					
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	С

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

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 STATEN ISLAND SUPREME COURT

Asset #: 2042

Architecture		Current F	Repair	Futur	e Replacement	Ma	aintenance	
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	В
	Broken/Mi	ssing Elem	ents, Extent : Mod	erate, Ar	rea Affected : 25%			
	Location	: Basemen	t					
AcousTileSusp.Lay-In	5%			2025	* *	5	\$4,700	В
Exposed Concrete	5%	Now	\$19,500	LIFE	* *	5	\$700	В
•	Location Exposed R	: Basemen einforceme	Extent: Moderate at Storage Room ant, Extent: Moder		•			
	Location	: Basemen	t Storage Room					
Plaster	15%			LIFE	* *	5	\$8,900	В
Plaster	65%			LIFE	* *	5	\$38,400	В

Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%	2-4	\$17,100	2050	* *	5	\$700	В
			tent : Moderate, A	rea Affec	ted : 100%			
		: First Flo						
			Extent : Moderate, A	Area Affe	ected : 100%			
			or Room 106					
	Explana	tion : One :	2000 Amps Main D	isconnec	et Switch			
Switchgear / Switchboard								
Molded Case Bkrs	100%	2-4	\$79,900	2050	* *	5	\$700	В
			tent : Moderate, A	rea Affec	ted : 100%			
	Location	: First Flo	or Room 106					
Raceway								
Conduit	100%			2020	\$73,300	1		В
Panelboards								
Molded Case Bkrs	100%			2019	\$54,500	5	\$1,400	В
Wiring								
Braided Cloth	30%	2-4	\$25,100	2045	* *	1		В
		Aged, Extent	ent : Moderate, Are out	a Affecte	ed : 100%			
Thermoplastic	70%			2020	\$58,500	1		В
Motor Controllers								
Locally Mounted	100%			2018	\$51,300	5	\$300	В
Ground								
Grounding Devices								
Generic	100%	Now	\$1,000	LIFE	* *	5	\$800	В
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Water M	Tain ain					
	Explana	tion : Corre	oded					

Lighting

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

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

Asset #: 2042

Electrical	Current Repair	Future Replacemer	nt N	laintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated C FY	ost Cycle (Yrs)		Priority Code
Lighting					
Interior Lighting					
Fluorescent	85%	2020 \$279,5	500 10	\$40,300	В
	Other Observation, Extent: Moderate	, Area Affected : 100%			
	Location : Throughout				
	Explanation: T8 Lamps				
Fluorescent	10%	2015 \$32,9	000 10	\$4,700	В
	Other Observation, Extent : Moderate	, Area Affected : 100%			
	Location : Throughout				
	Explanation: T12 Lamps				
HID	2%	2015 \$4,6	500 10		В
Incandescent	3%	2015 \$9,9	000 2		В
Egress Lighting					
Emergency, Battery	50%	2015 \$11,5	500 10	\$6,200	В
Exit, Service	50%	2015 \$4,6	500 1		В

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Co (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Campus Steam	100%		2040	* *	1		В
	Other Ob.	servation, Extent : Modera	te, Area Affe	cted : 100%			
	Location	n : Basement					
	Explana	tion : Steam Provided Fro	m Adjacent l	Borough Hall Build	ling		
Conversion Equipment							
HTHW/HW Exchanger	100%		2029	* *	2	\$3,200	В
Distribution							
Steam Piping/Pump	100%		2030	* *	4	\$3,800	В
Terminal Devices							
Convector/Radiator	90%		2025	* *	1	\$15,100	В
Unit Heater-Stm/HW	10%		2020	\$40,800	4	\$500	В
Air Conditioning							
Energy Source							
Electricity	100%		2036	* *	1		В
Conversion Equipment							
Ext Pkg Unit - Cooling	40%		2025	* *	2	\$1,300	В
Window/Wall Unit	60%		2018	\$78,000	1		В
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$28,800	В
Exhaust Fans							
Interior	50%		2020	\$34,900	2	\$800	В
Roof	50%		2020	\$25,100	2	\$800	В
Plumbing				· · · · · · · · · · · · · · · · · · ·		<u> </u>	

Plumbing

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

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

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

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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



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

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

Asset #: 2793

Architecture	Current Repair	Future Replacement	M		
System Component Type	% of Fail Date Estimated C Total (Years)	Ost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
xterior					
Exterior Walls					
Copper/Terne	5%	2055 * *	10	\$11,100	A
Copper/Terne	5%	2040 * *	10	\$11,100	A
	Recent Repair Evident, Extent : Lig Location : Rotunda	ht, Area Affected : 15%			
Masonry: Brick	70%	LIFE **	5	\$66,500	A
,	Recent Repair Evident, Extent : Lig Location : Throughout	ht, Area Affected : 10%			
Masonry: Granite	5%	LIFE **	5	\$3,600	Α
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 : Lig Location : Throughout	ht, Area Affected : 10%			
Masonry: Limestone	10%	LIFE **	5	\$2,100	A
•	Recent Repair Evident, Extent : Lig Location : Coping	ht, Area Affected : 10%			
Roof					
Clay Tile	25%	2040 **	10	\$15,400	A
	Recent Repair Evident, Extent : Lig Location : Mansard Roof	ht, Area Affected : 25%			
Copper/Terne	5%	2035 **	10	\$7,700	A
Metal Panel	10%	2025 **	10	\$11,300	A
	Other Observation, Extent : Moder Location : Cupola Explanation : Painted Surface	ate, Area Affected : 100%			
Modified Bitumen	50%	2028 **	10	\$30,700	A
	Recent Replace Evident, Extent : Li Location : Over First Story Wings		or	•	
Skylight, Metal/Glass	10%	2046 **	10	\$20,500	A
21.J. 1.B.1.I., 1.1.2.1.1.1 G.1.1.10	Recent Replace Evident, Extent : Li Location : Over Main Court Roon	ght, Area Affected : 100%		420,500	

Interior

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

Asset #: 2793

Type	Architecture	Current	Repair	Future Replacement		Maintenance		
Floors	Component		Estimated Cost		Estimated Cost	•	Estimated Cost	Priority Code
Carpet	nterior							
Carpet 5% 2021 \$26,200 3 \$6,200 C	Floors							
Cast in Place Concrete S%	Carpet	15%		2019	\$78,700	3	\$18,600	C
Location : Main Court S% LIFE ** 5 \$9,100 C	Carpet	5%		2021	\$26,200	3	\$6,200	C
Cast in Place Concrete 5%		-	_	Area Aff	ected : 100%			
Mosaic Tile		Location: Main Co	ourt					
Terrazzo	Cast in Place Concrete	5%		LIFE	* *	5	\$9,100	С
Terrazzo	Mosaic Tile	10%		2025	* *	5		
Vinyl Tile	Terrazzo	7%		LIFE	* *	5		
Vinyl Tile	Vinyl Tile	38%		2020	\$321,300	3	\$15,700	
Nood S	•	15%		2028		3		
Recent Replace Evident, Extent: Light, Area Affected: 100% Location: Main Court	•			Area Aff	ected : 100%		. ,	
Interior Walls	Wood	5%		2055	* *	5	\$7,800	С
Ceramic Tile		•		Area Aff	ected : 100%		. ,	
Cappsum Board 25% LIFE ** 5 \$40,600 C	Interior Walls							
Plaster	Ceramic Tile	3%		2023	\$256,700	5	\$8,100	C
Plaster	Gypsum Board	25%		LIFE	* *	5	\$40,600	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 Location: First Floor Court Room ** 5 \$1,900 B Deformed/Dented, Extent: Moderate, Area Affected: 25% Location: Basement Deteriorated Finish, Extent: Moderate, Area Affected: 25% Location: Basement B Glass: Susp Panels 5% LIFE ** B Recent Replace Evident, Extent: Light, Area Affected: 100% Location: Main Court Room B		•	· ·					
Ceilings	Plaster	60%		LIFE	* *	5	\$48,800	С
AcousTileConcealSpLn 15% 2025 ** 5 \$15,800 B	Wood	12%		LIFE	* *	5	\$130,100	C
AcousTileSusp.Lay-In AcousTile	Ceilings							
AcousTileSusp.Lay-In 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 ** Recent Replace Evident, Extent: Light, Area Affected: 100% Location: Main Court Room	AcousTileConcealSpLn	15%		2025	* *	5	\$15,800	В
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	AcousTileSusp.Lay-In	15%		2025	* *	5	\$12,700	В
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	AcousTileSusp.Lay-In	20%		2037	* *	5	\$16,900	В
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		_	_	Area Aff	ected : 100%			
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	Embossed Metal	5% Now	\$7,200	LIFE	* *	5	\$1,900	В
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		Deformed/Dented, E	Extent : Moderate, A	rea Affe	cted : 25%			
Glass: Susp Panels 5% Recent Replace Evident, Extent: Light, Area Affected: 100% Location: Main Court Room		Location: Baseme	nt					
Recent Replace Evident, Extent: Light, Area Affected: 100% Location: Main Court Room				Area Afj	fected : 25%			
Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Main Court Room	Glass: Susp Panels	5%		LIFE	* *			В
Dioctor 400/ LIFE ** 5 001100 D	•	Recent Replace Evia	_		ected : 100%			
riasiei 40% LIFE *** 5 \$21,100 B	Plaster	40%		LIFE	* *	5	\$21,100	В

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

Under 600 Volts

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

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

Asset #: 2793

Electrical	Current Repair	Futur	e Replacement	Maintenance					
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Inder 600 Volts		•				•			
Service Equipment									
Fused Disc Sw	100%	2020	\$17,100	5	\$200	В			
	Other Observation, Extent: Moderate	, Area Affe	ected : 100%						
	Location : Electrical Room								
	Explanation: Main Service Protecto	or Rated @	1600 Amperes.						
Switchgear / Switchboard									
Fused Disc Sw	100%	2020	\$79,900	5	\$200	В			
Raceway									
Conduit	90%	2020	\$65,900	1		В			
Conduit	10%	2040	* *	1		В			
Panelboards									
Molded Case Bkrs	10%	2036	* *	5	\$100	В			
Molded Case Bkrs	90%	2019	\$49,000	5	\$1,300	В			
Wiring									
Braided Cloth	50% 2-4 \$41,800	2045	* *	1		В			
	Insulation Aged, Extent: Moderate, A	rea Affecte	ed : 100%						
	Location: Throughout								
Thermoplastic	40%	2020	\$33,400	1		В			
Thermoplastic	10%	2040	**	1		В			
Motor Controllers	1070	20.0		-					
Locally Mounted	100%	2018	\$51,300	5	\$400	В			
round	10070	2010	Ψ31,300		Ψ100	ь			
Grounding Devices									
Generic	100%	LIFE	* *	5	\$800	В			
Generie	Other Observation, Extent: Moderate, Area Affected: 100%								
	Ciner Coservation, Extent : Moderate, Area Affected : 100% Location : Basement								
	Explanation: Connected To Main W	lator Pino							
ghting	Explanation . Connected 10 Main W	ruier i ipe							
Interior Lighting									
Fluorescent	10%	2025	* *	10	\$5,100	В			
Fluorescent	Other Observation, Extent : Moderate			10	\$5,100	Б			
	Location: Court Reporter Offices	, Агеи Ајје	стей . 100/0						
	Explanation: T-8 Lamp And Cfl								
Fluorescent	88%	2020	\$309,500	10	\$44,600	В			
	Other Observation, Extent : Moderate		ected : 100%						
	Location: Throughout The Building								
	Explanation: T-12 Lamps								
HID	1%	2020	\$2,500	10		В			
Incandescent	1%	2015	\$3,500	2		В			
Egress Lighting									
Emergency, Battery	50%	2025	* *	10	\$6,700	В			
Exit, Service	50%	2025	* *	1		В			

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

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

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

Asset #: 2793

Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Interruptible Gas/Dual	100%			2040	* *	1		В
Fuel								
Conversion Equipment								_
Steam Boiler	100%		71.1.4	2033	**	1	\$54,800	В
			xtent : Light, Area	Affected	: 100%			
	Location :							
D:	Explanatio	on: 2 Uni	ts					
Distribution	1.000/			20.40	* *	4	#2.700	ъ
Steam Piping/Pump	100%			2040	* *	4	\$2,700	В
Terminal Devices	600 /			2020	Φ 21 0 7 00	1	#20.600	ъ
Air Handler	60%			2020	\$218,700 * *	1	\$20,600	В
Convector/Radiator	40%			2033	the sh	1	\$7,200	В
Air Conditioning								
Energy Source	1000/			2026	* *	1		В
Electricity	100%			2036	-11-	1		В
Conversion Equipment	1.00/			2021	¢97.000	2	¢200	D
Int Pkg Unit - Cooling	10% 50%			2021 2020	\$87,000	2	\$300	B B
Reciprocating Compr/Chiller	30%			2020	\$114,700	1	\$12,800	Ь
Compi/Cimer	Other Ohse	rvation F	xtent : Light, Area	Affected	. 100%			
	Location :		=	Пусстеи	. 100/0			
			y Screw Compress	ors				
Ext Disa Unit Cooling	20%	m . Roun	y Berew Compress	2025	* *	2	\$700	В
Ext Pkg Unit - Cooling	20%			2025	-11-	2	\$700	D D
No Component	20%							D
Distribution Chilled Wtr. Pine /Pynns	50%			2040	* *	4	¢1 400	D
Chilled Wtr Pipe/Pump No Component	50% 50%			2040		4	\$1,400	B D
Terminal Devices	30%							D
Air Handler/Cool/Ht	100%			2020	\$229,700	1	\$34,200	В
	100%			2020	\$229,700	1	\$34,200	Б
Heat Rejection Evap Condenser	100%			2020	\$44,000	2	\$38,500	В
Ventilation	100%			2020	\$44,000		\$36,300	Ь
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$30,800	В
Exhaust Fans	10070			LILL		2-3	\$30,000	ъ
Interior	100%			2025	* *	2	\$1,700	В
Plumbing	10070			2023			\$1,700	ъ
H/C Water Piping								
Galv Iron/Steel	100%			2033	* *	1		В
Water Heater	100/0			2033		1		ע
Electric	100%	Now	\$10,500	2020	\$10,500	4	\$300	В
Licente			nt : Severe, Area A			7	φ300	D
	Location:			.,,cereu .	100/0			
HW Heat Exchanger	Location .	R						
Low Temp	100%			2030	* *	4	\$8,200	В
Low remp	10070			2030	<u> </u>	+	Φ0,∠00	ט

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

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

Page: 135

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

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



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

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

Asset #: 2052

Architecture	0	urrent Repai	r	Futur	Future Replacement		aintenance	
System Component Type		ail Date Esti Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior	•							
Exterior Walls	1000/							
Under Construction	100%							D
Windows Wood	100%	2-4	52,449,300	2046	* *	5	\$271,900	Α
wood	Air Infiltratio					3	\$271,900	А
	-	Throughout.	,, , , , , , , , , , , , , , , , , , , ,	,				
			Extent : Ligh	t, Area A	ffected : 25%			
		Various Loca						
	Deteriorated	Finish, Exter	ıt : Severe, Ar	ea Affeci	ted : 100%			
	Location:	Throughout.						
	Thermally In	efficient, Exte	ent : Severe, A	rea Affe	cted : 100%			
	Location:	Throughout.						
	_		tent : Severe,	Area Aff	fected : 100%			
	Location :	Throughout.						
Parapets	4.507			2011	ate ate	_	фо ооо	
Copper/Terne	15%			2041	* *	5	\$8,900	A
Masonry: Granite	60%			LIFE	* *	5	\$9,300	A
Metal Panel Roof	25%			2041		5	\$11,900	A
Copper/Terne	3%			2036	* *	10	\$2,800	A
Modified Bitumen	30%			2026	* *	10	\$11,100	A
Skylight, Metal/Glass		Now	\$144,500	2031	* *	10	φ11,100	A
2-1,-18-11, 1-1-1111					ea Affected : 5%			
	_	Rotunda Over						
	Miss/Damag	ed Flashings,	Extent : Mod	erate, Ar	ea Affected : 15%			
	Location :	Rotunda Over	\cdot Lobby					
			: Moderate, A	Area Affe	cted : 10%			
	Location :	Rotunda Over	\cdot Lobby					
Under Construction	40%							D
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$54,200	С
Ceramic Tile	5%	2.4	#2 00 1 00	2030	* *	5	\$12,400	C
Mosaic Tile	40%	2-4	\$290,400	2034	**	5	\$123,800	C
		racks, Extent 8th Floor Lol	: Light, Area	Аဌјестеа	: 100%			
M 11 D 1				TIPE	* *		Φ27.000	
Marble Panels	15%	2-4	\$149,500	LIFE		5	\$27,900	C
	Horizontal C		: Lignī, Area Various Loca		: 100%			
T.					ታ ታ		Ф20,000	
Terrazzo	15%	2-4	\$59,600	LIFE	**	5	\$29,000	С
	Horizontal C	racks, Extent 5th Floor Hai	_	Аујестеа	. 570			
V' 170'1		əm 1 1001 1101	iwuy.	2020	ماد ماي	2	¢10.c00	- C
Vinyl Tile	15%			2029	* *	3	\$18,600	C

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

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

Asset #: 2052

Architecture		Current R	lepair	Futur	e Replacement	M	aintenance	
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
	Location Staining/D	: Around I discoloring,	ents, Extent : Mod Perimeter Radiator Extent : Moderate rrounding Main Vo	s , Area Ą		vel.		
Plaster	10%			LIFE	* *	5	\$18,000	С
Plaster	60%			LIFE	* *	5	\$108,200	C
Ceilings								
AcousTile, Adhered	5%			2026	* *	5	\$21,200	В
Glass: Susp Panels	10%			LIFE	* *			В
		etration, E. : Lobby Ro	xtent : Light, Area otunda	Affected	: 10%			
Mosaic Tile	5%			LIFE	* *	1		В
Plaster	20%			LIFE	* *	5	\$53,000	В
	Water Penetration, Extent : Light, Area Affected : 2% Location : 5th Floor Court Room Ceiling.							
Plaster		Now ssing Elem : Basemen	\$234,300 ents, Extent : Seve t Ceiling.	LIFE re, Area	* * Affected : 100%	5	\$159,000	В

lectrical	Current Repair	Future	Replacement	M	aintenance		
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2021	\$65,500	5	\$700	В	
	Other Observation, Extent: Light, A	Other Observation, Extent : Light, Area Affected : 100%					
	Location: Basement (microfilm Sp	Location: Basement (microfilm Space)					
	Explanation: 2000 Amp.						
Switchgear / Switchboard							
Fused Disc Sw	60%	2041	* *	5	\$400	В	
	Other Observation, Extent: Modera	te, Area Affe	cted : 100%				
	Location : First Fl Microfish Roon	ı					
	Explanation: 2000 Amp						
Molded Case Bkrs	40%	2021	\$89,400	5	\$1,800	В	
	Other Observation, Extent: Modera	te, Area Affe	cted : 100%				
	Location : First Fl						
	Explanation: 1600 Amp. Main Mo	lded Case C	ircuit In The Switc	hboard.			
Raceway							
Conduit	60%	2041	* *	1		В	
Conduit	40%	2021	\$115,400	1		В	

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

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

Asset #: 2052

Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Panelboards								
Fused Disc Sw	15%			2029	* *	5	\$600	В
Molded Case Bkrs	10%			2020	\$29,000	5	\$400	В
Molded Case Bkrs	60%			2029	* *	5	\$2,600	В
Molded Case Bkrs	15%			2037	* *	5	\$700	В
Wiring								
Braided Cloth		2-4 Aged, Extent : Through	\$81,600 ent : Moderate, Are out	2046 a Affecte	* * ed : 90%	1		В
Thermoplastic	60%			2031	* *	1		В
Thermoplastic	15%			2041	* *	1		В
Motor Controllers								
Locally Mounted	60%			2026	* *	5	\$700	В
Motor Control Center	40%			2026	* *	5	\$1,800	В
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,400	В
Lighting								
Interior Lighting								
Fluorescent	65%			2021	\$683,800	10	\$98,600	В
	Location	servation, E 1 : Through tion : Lamp		Area Affe	ected : 90%			
Incondescent		uon . Lump	71-12	2021	¢1 9/1 100	2	¢1 200	В
Incandescent			Extent : Moderate, A ooms,Corridors An		\$1,841,100 ected : 90%	2	\$1,300	Б
	Explana	tion : Orna	te Chandeliers In C	Courtroo	ms And Pendant F	ixtures Ir	n Corridors	
Egress Lighting								
Emergency, Service	80%			2016	\$23,500	1		В
Exit, Service	10%			2026	**	1		В
Exit, Battery	10%			2021	\$14,700	10	\$1,100	В
Exterior Lighting Incandescent	100% Other Obs	servation, E	Extent : Moderate, A	2026 Area Affe	* * ected : 100%	2	\$300	В
		ı : Main En		33				
	Explana	tion : 8 (po	le Mounting Type)					
Alarm	- 1	12	0 11 /					
Security System								
Generic	100%			2026	* *	1	\$61,900	В
	Location		Extent : Moderate, A strance And Lobby. d Cameras	Area Affe	ected : 100%			
Fire/Smoke Detection	T							
Generic	100%			2026	* *	1-3	\$105,200	В
	10070							

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

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

Asset #: 2052

Mechanical	Current Rep	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•	·		•			
Energy Source							
Utility Steam	90%		2041	* *	1		В
HTHW/HW	10%		2031	* *	1		В
	Other Observation, Exte	ent : Light, Area A	ffected	: 100%			
	Location: B, 2 Only						
	Explanation: Hot Wat	er Supplied From	Nearb	y Building On Cen	tre St / S	erves B And 2	
Communication Francisco	Only						
Conversion Equipment	1.00/		2017	¢4.200	1	¢0.200	D
Heat Exchanger	10% Other Observation, Exte		2017	\$4,300	1	\$8,200	В
	Location: B, 2	mi . Ligni, Area Ą	јјестеа	. 100%			
	Explanation: Heat Ex	changer Serves O	nh Th	Ahus Samina R A	nd 2		
D D. 1				* *		¢0.000	D
Pres. Reducing Valve/L	P 90%		2030	* *	5	\$8,900	В
Steam Distribution							
	10% Now	\$5,100	2029	* *	4	\$800	В
Hot Wtr Piping/Pump	Leak Evident, Extent : N				4	\$800	Ь
	Location: Sub-baseme		естеа .	2070			
			2021	ata ata		ф11.000	
Steam Piping/Pump	90%		2031	* *	4	\$11,000	В
Terminal Devices	250/		2016	Φ272 (00		Φ27. σ00	ъ
Air Handler	25%		2016	\$272,600	1	\$25,600	В
Convector/Radiator	75%		2026	* *	1	\$40,200	В
Air Conditioning							
Energy Source District C.W.	1.00/		2031	* *	1		D
District C.W.	10% Other Observation, Exte				1		В
	Location : From Centi	-	јјестеа	. 100%			
	Explanation : Serves 2	_	dlina I	Init Only			
Electricity			2037	**	1		В
Electricity	90%		2037		1		Б
Conversion Equipment	400/		2021	¢274 500	1	\$20.700	D
Reciprocating Compr/Chiller	40%		2021	\$274,500	1	\$30,700	В
Compi/Cinner	R-22 Refrigerant, Exten	t · Light Area Aff	octod ·	100%			
	Location: Sub-baseme		cieu.	10070			
XX/* 1 /XX/ . 11 T.1 . */			2014	¢2.40, 400	1		D
Window/Wall Unit	60%		2014	\$249,400	1		В
Distribution	1,000/		2021	* *	4	¢10.200	D
Chilled Wtr Pipe/Pump	100%		2031	r +	4	\$12,300	В
Terminal Devices	1000/		2016	¢050 000	1	¢100 500	D
Air Handler/Cool/Ht	100%		2016	\$858,900	1	\$102,500	В
Heat Rejection	400/		2022	\$222.200	2	0.000	D
Water Cool Tower	40%		2022	\$232,200	2	\$66,600	В
No Component	60%						D
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$92,300	В
Ductwork/Diffusers	10070		LII'E		۷-3	φ92,300	ט

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

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

Mechanical	Current Repair Fu		eplacement	M		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation						
Exhaust Fans						
Interior	90%	2021	\$201,200	2	\$4,600	В
Roof	10%	2021	\$16,100	2	\$500	В
Plumbing						
H/C Water Piping	1000/	2021	* *	1		D
Brass/Copper	100% No Water Meter, Extent : Light, Ar	2031		1		В
	Location: Sub-basement	еи Ајјестеа . 100	70			
HW Heat Exchanger	Zacument zue cusemen					
Low Temp	100%	2031	* *	4	\$24,600	В
Sanitary Piping					, ,,,,,,	
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2016	\$11,100	4	\$1,300	В
Sewage Ejector(s)						
Electric	100%	2021	\$11,100	4	\$1,300	В
	Other Observation, Extent: Light,	Area Affected : 1	00%			
	Location: Sub-basement					
T' .	Explanation : Duplex					
Fixtures	1000/					D
Generic	100% Obsolete Fixtures, Extent : Severe,	Area Affected : 1	100%			В
	Location: Throughout	Area Ajjeciea . 1	00%			
Vertical Transport	Location . Infoughout					
Elevators						
Geared Traction	80%	LIFE	* *			С
General Traction	Other Observation, Extent : Light,		00%			C
	Location: (1) S - 8, (3) B - 8					
	Explanation: 4 Units					
Hydraulic	20%	LIFE	* *			С
Try draune	Other Observation, Extent : Light,		00%			C
	Location: Street To 1	JJ				
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2031	* *	1-5	\$83,600	В

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

Page: 141

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

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



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 100 GOLD STREET OFFICE BUILDING

Asset #: 13453

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority 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%		\$792,300	2041	**	5	\$545,200	A
	Location	n : North Fa			-			
		netration, E 1 : North Fo	xtent : Moderate, A ucade	rea Affe	cted : 5%			
Windows								
Glass Block	2%			LIFE	* *	5	\$2,800	A
Metal Louvers	10%			2030	* *	10	\$140,000	A
No Component	88%							D
	Other Obs	servation, E	Extent : Light, Area	Affected	: 0%			
	Location	n:						
	Explana	tion : Fixed	l Glass Facade - N	o Operal	ble 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							
			xtent : Moderate, A Floor, Near Room	55	cted : 10%			
IRMA/Protected Membrane	50%		\$701,400	2031	* *			A
Memorane	Insul Miss/Displaced, Extent : Moderate, Area Affected : 25% Location : Over 10th Floor							
	Vegetation Growth, Extent : Moderate, Area Affected : 20% Location : Over 10th Floor							
		netration, E n : Over 101	xtent : Moderate, A th Floor	rea Affe	cted : 15%			

Interior

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 100 GOLD STREET OFFICE BUILDING

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
	Broken/M	Broken/Missing Elements, Extent: Moderate, Area Affected: 5%						
	Location	i : Basemen	t Corridor					
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 50%			
	Location	: Basemen	t Corridor					
Vinyl Tile	35%			2026	* *	3	\$156,400	С
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	В
	Water Penetration, Extent: Light, Area Affected: 5%							
			r, Near Room 9-p1.					
AcousTileSusp.Lay-In	30%			2034	* *	5	\$268,100	В
Exposed Concrete	15%			LIFE	* *	5	\$20,900	В
1	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location	ı : Mechani	cal Penthouse On	10th Floo	or			
Gypsum Board	5%			LIFE	* *	5	\$55,900	В

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2031	* *	5	\$2,700	В
	Other Observation, Extent : Moderate, A	Area Affe	cted : 100%			
	Location: Electrical Room					
	Explanation: 3 Electrical Services, Ed	ach Rated	! @ 5000 Amps			
Transformers						
Dry Type	100%	2026	* *	5	\$2,200	В
Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Throughout The Building					
	Explanation : 150kva, 75kva, 15kva					

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 100 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	В
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Generator Room							
			er Circuit Breakers					
Fused Disc Sw	90%			2031	* *	5	\$2,400	В
Molded Case Bkrs	5%			2031	* *	5	\$800	В
Raceway								
Conduit	90%			2031	* *	1		В
Conduit	10%			2041	* *	1		В
Panelboards						_		
Fused Disc Sw	10%			2029	* *	5	\$1,400	В
Fused Disc Sw	10%			2020	\$53,700	5	\$1,400	В
Molded Case Bkrs	30%			2029	**	5	\$4,800	В
Molded Case Bkrs	40%			2020	\$214,800	5	\$6,400	В
Molded Case Bkrs	10%	1		2037	* *	5	\$1,600	В
Wiring	0.004			2021	de de			
Thermoplastic	90%			2031	* *	1		В
Thermoplastic	10%			2041	* *	1		В
Motor Controllers	50 /			2024	* *	~	Ф200	ъ
Locally Mounted	5%			2034		5	\$200	В
Locally Mounted	5%			2019	\$50,600	5	\$200	В
Motor Control Center	15%			2019	\$151,700 * *	5	\$2,500	В
Motor Control Center	75%			2034	4. A	5	\$12,300	В
Grounding Designs								
Grounding Devices Generic	100%			LIFE	* *	5	000 00	В
Generic			Extent : Moderate :			5	\$8,800	Ь
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement							
			u ected To Metal Wa	ter Pine				
Stand-by Power	Ехрини	iiion . Conn	ected 10 Metat Wa	ier ripe				
Transfer Switches								
Automatic	100%			2034	* *	1	\$184,800	В
Generators	10070			203.			Ψ101,000	
Diesel	100%			2024	* *	1	\$231,800	В
Diesei	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Generator Room							
	Explana	ıtion : 2-17:	50kw Diesel Gener	ators				
Batteries	1							
Lead/Acid	100%			2015	\$600	5	\$22,200	В
Fuel Storage					<u> </u>			
Day Tank	50%			2029	* *	5	\$55,400	В
Main Tank	50%			2036	* *	5	\$8,800	В
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Basement							
	Explana	tion : 2-120	00 Gallons					

Lighting

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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 100 GOLD STREET OFFICE BUILDING

Electrical	Current Repair	Future	Replacement	M					
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Lighting									
Interior Lighting									
Fluorescent	98%	2026	* *	10	\$536,800	В			
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : Throughout The Build	ling							
	Explanation: T-8 Lamps								
Fluorescent	2%	2021	\$70,200	10	\$11,000	В			
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Corridors								
	Explanation : Cfl								
Egress Lighting									
Emergency, Battery	20%	2021	\$49,100	10	\$28,800	В			
Exit, LED	10%	2049	* *	1		В			
Exit, Service	40%	2026	* *	1		В			
Exit, Service	30%	2016	\$29,400	1		В			
Alarm									
Security System									
Generic	100%	2021	\$2,046,300	1	\$224,000	В			
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : Throughout The Build	ling							
	Explanation: CCTV Surveillance	e Cameras App	ear To Be In Goo	d Workin	g Condition				
Fire/Smoke Detection									
Generic	100%	2021	\$7,004,700	1-3	\$369,600	В			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Throughout The Building								
	Explanation: Fire Alarm System	Is Functional A	And Maintained B	By A Prive	ate Contractor				

Mechanical	Current Repair	epair Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Interruptible Gas/Dual	100%	2041	* *	1		В
Fuel						
Conversion Equipment						
Steam Boiler	100%	2034	* *	1	\$592,100	В
	Other Observation, Extent : Light, A	rea Affected : 100	0%			
	Location: Penthouse					
	Explanation: 3 Boilers					
Distribution						
Hot Wtr Piping/Pump	20%	2029	* *	4	\$5,900	В
Steam Piping/Pump	80%	2031	* *	4	\$35,400	В

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 100 GOLD STREET OFFICE BUILDING

Asset #: 13453

Mechanical	Current Repair		Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating				•				
Terminal Devices								
Air Handler	50%	Now	\$36,400	2026	* *	1	\$166,400	В
	Malfuncti	oning, Exte	nt : Severe, Area A	ffected :	50%			
	Location	ı : Air Intak	e Louvers, Roof					
Convector/Radiator	40%			2034	* *	1	\$77,300	В
Fan Coil Unit/Heat	10%			2026	* *	1	\$19,300	В
Air Conditioning	1070			2020		-	Ψ12,300	
Energy Source								
Electricity	100%			2037	* *	1		В
Conversion Equipment	10070							
Centrifugal, Elec Chiller	100%			2024	* *	1	\$646,900	В
Distribution	10070			2021			ψο 10,200	ь
Chilled Wtr Pipe/Pump	100%			2031	* *	4	\$44,200	В
Terminal Devices	10070			2031			Ψ++,200	ъ
Air Handler/Cool/Ht	100%			2021	\$2,865,800	1	\$369,800	В
Heat Rejection	10070			2021	Ψ2,003,000	1	Ψ307,000	ъ
Water Cool Tower	70%			2025	* *	2	\$420,800	В
Water Cool Tower	30%	0-2	\$581,000	2025	* *	2	\$144,300	В
water Coor Tower			\$381,000 t : Severe, Area Aff			2	\$144,500	Ь
			i . Severe, Area Ajj nits Remain On Ro			rvice		
Ventilation	Locuitor	i . + Oiu Oi	ilis Remain On Ro)j, 5 Oj 1	mem me ivoi in se	TVICE		
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$333,100	В
Exhaust Fans	100%			LIII		2-3	\$333,100	ь
Interior	90%			2021	\$671,300	2	\$16,600	В
Roof	10%			2021		2	\$1,800	В
	10%			2021	\$53,700	2	\$1,800	В
Plumbing								
H/C Water Piping	200/			2041	* *	1		D
Brass/Copper	30%			2041	* *	1		B B
Galv Iron/Steel	70%			2034	-11-	1		В
Water Heater	1.000/			2010	Φ1. 77 .000	2	ΦΩ ΩΩΩ	ъ
Gas Fired	100%			2019	\$157,000	2	\$8,900	В
Sanitary Piping	1000/				de de			-
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping					_			_
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2029	* *	4	\$1,300	В
Backflow Preventer								
Generic	100%			2026	* *	1	\$36,900	В
Fixtures				·				
Generic	100%							В

Vertical Transport

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 100 GOLD STREET OFFICE BUILDING

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

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		

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



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

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

Asset #: 49

chitecture		Current F	Repair	Futur	e Replacement	M	aintenance		
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
erior									
Exterior Walls									
Copper/Terne	5%		* 1 ** 0 1 0 0	2040	* *	10	\$24,400	A	
Masonry: Brick	Location	: Penthou	\$450,100 Extent: Moderate se st, Extent: Moderate		-	5	\$125,000	A	
	Location Sidewalk S	: At 16th I	Floor Windows, 25 c, Extent : Moderate	6 Bldg.					
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	Α	
Steel	25%	Now	\$936,800	2045	* *	5	\$93,400	A	
	Location Unit Inope	: Floors 1	ent : Moderate, Are 5 Thru 16						
Wood	Location	ted Finish, 1 : Through	\$1,407,300 Extent : Moderate, out 256 Bldg			5	\$209,300	A	
	Location Split/Crac	: Through ked, Extent	Extent : Moderate out 256 Bldg : Moderate, Area						
	Location	: Through	out 256 Bldg						
Parapets Companies Towns	2007			20.40	ناد باد	_	ф 7 000		
Copper/Terne	20%	No	¢25 000	2040	**	5	\$7,000	A	
Masonry: Brick	50% Now \$25,800 LIFE ** 5 \$3,600 A Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: 17th Floor								
	Location	Cracks, Ex : At Court	tent : Moderate, Ar yard						
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		/Rusting, E : Pitched F	xtent : Moderate, A Roof	2035 Area Affe	* * ected : 15%	10	\$13,200	A	
Modified Bitumen	90%		-	2025	* *	10	\$47,400	A	
rior	7070			2023		10	Ψ=1,=00	11	

Interior

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

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

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

Asset #: 49

Architecture		Current F	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
nterior									
Floors	1.50/			2016	Ф202 200	2	Φ 7 1.500	C	
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%	3.7	Φ.40 7 .200	LIFE	* *	5	\$24,800	C	
Vinyl Tile		issing Elem	\$487,300 nents, Extent : Seve th And 17th Floors	2030 re, Area	* * Affected : 35%	3	\$17,900	С	
	Poor Subf	loor Evider	nt, Extent : Modera th And 17th Floors	te, Area	Affected : 25%				
Vinyl Tile	20%			2020	\$649,700	3	\$31,800	С	
Vinyl Tile Vinyl Tile	20%			2015	\$649,700	3	\$23,800	C	
Vinyi The	Other Obs Location	servation, E 1 : Through tion : 9x9 U				3	Ψ23,000	C	
Vinyl Tile	5%			2028	* *	3	\$6,000	С	
vinyi The	Recent Re	place Evide 1 : 14th Flo	ent, Extent : Light, . or		ected : 100%	3	ψ0,000	C	
Interior Walls									
Gypsum Board	20%			LIFE	* *	5	\$73,500	C	
Gypsum Board	5%			LIFE	* *	5	\$18,400	C	
		place Evide ı : 14th Flo	ent, Extent : Light, . or	Area Aff	ected : 100%				
Masonry: Brick	5%			LIFE	* *			С	
Marble Panels	5%			LIFE	* *			C	
Plaster	15%	Now	\$722,300	LIFE	* *	5	\$27,500	C	
		_	nents, Extent : Seve th And 17th Floors	re, Area	Affected : 20%				
Plaster	50%			LIFE	* *	5	\$91,800	С	
Ceilings									
AcousTile,Adhered	Broken/M	_	\$308,200 nents, Extent : Mod 17th Floors	2040 erate, Ar	* * rea Affected : 35%	5	\$23,800	В	
A 7711 C 10 I			17111110013	2025	ale ale	-	Φ.Ε.Ο	- D	
AcousTileConcealSpLn				2025	* *	5	\$59,600	В	
AcousTileSusp.Lay-In		place Evide ı : 14th Flo	ent, Extent : Light, . or	2037 Area Aff		5	\$15,900	В	
Exposed Concrete	10%			LIFE	* *	5	\$5,000	В	
Plaster	15%		\$263,600	LIFE	* *	5	\$29,800	В	
1 145,001	Broken/M	issing Elem	nents, Extent : Seve l 17th Floors		Affected : 50%	5	Ψ27,000	D	
Plaster	40%			LIFE	* *	5	\$79,500	В	
	1070						Ψ17,500		

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

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

Asset #: 49

Electrical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type		il Date Estimated Cos Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2040	* *	5	\$1,000	В	
		ration, Extent : Moderate						
		Electrical Room In The S						
G :: 1 /G :: 11 1	Explanation	ı : Main Service Protecto	or Rated @	1200 Amperes.				
Switchgear / Switchboard Fused Disc Sw	30%		2040	* *	5	\$300	В	
Molded Case Bkrs	70%		2040	* *	5 5	\$4,000	В	
	7070		2040			Ψ+,000	ъ	
Raceway Conduit	80%		2020	\$372,100	1		В	
Conduit	20%		2040	**	1		В	
Panelboards	2070		2040				ь	
Fused Disc Sw	20%		2019	\$77,500	5	\$1,000	В	
Fused Toggle Switch		0-2 \$193,600		**	5	\$1,200	В	
Tused Toggle Switch		Life, Extent : Moderate,		ted : 100%	C	Ψ1 ,2 00	-	
	Location : I		33					
Molded Case Bkrs	30%		2036	* *	5	\$1,700	В	
Wiring	3070		2030			ψ1,700	ь	
Braided Cloth	50%	2-4 \$271,000	2045	* *	1		В	
2141400 01541		ed, Extent : Moderate, A		ed : 100%	-		-	
	Location : T		33					
Thermoplastic	20%		2040	* *	1		В	
Thermoplastic	30%		2030	* *	1		В	
Motor Controllers	20,0							
Locally Mounted	10%		2033	* *	5	\$100	В	
Locally Mounted	60%		2018	\$302,200	5	\$900	В	
Locally Mounted	30%	2-4 \$151,100	2040	* *	5	\$200	В	
•	On Extended	Life, Extent : Moderate,	Area Affec	ted : 100%				
	Location : I	Basement						
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$3,100	В	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : I							
	Explanation	ı : Connected To Metal V	Vater Pipe					
Lighting								
Interior Lighting	1000/		2020	¢1 140 400	10	¢104.000	D	
Fluorescent	100%		2020	\$1,149,400	10	\$194,900	В	
		ration, Extent : Moderate		стеа : 100%				
		Throughout The Building						
Farass Lighting	Елріапапої	ı : T-8 Lamps, Cfl Lamps	•					
Egress Lighting Emergency, Service	50%		2020	\$18,900	1		В	
Exit, Service	50% 50%		2020	\$18,900	1		В	
Lightning Protection	3070		2020	\$10,500	1		ע	

Lightning Protection

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

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

Asset #: 49

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lightning Protection						
Arresters/Cabling						
Generic	100%	2023	\$63,000	5	\$6,300	В
	Other Observation, Extent: Moderate,	Area Affect	ted : 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			Extent : Light, Area St.	2030 Affected	**	1		В
	Explana	tion : From	Con Ed					
Conversion Equipment Pres. Reducing Valve/LP Steam	P 100%			2023	\$161,200	5	\$12,600	В
Distribution Steam Piping/Pump	100%			2030	* *	4	\$15,700	В
Terminal Devices Air Handler			\$56,000 t : Severe, Area Aff ment	2020 Tected : 3	\$280,000 0%	1	\$23,700	В
Convector/Radiator	80%			2025	* *	1	\$55,000	В
Air Conditioning								
Energy Source Electricity	100%			2028	* *	1		В
Conversion Equipment Reciprocating Compr/Chiller No Component	40% 60%			2020	\$352,500	1	\$39,400	B D
Distribution	00%							D
Chilled Wtr Pipe/Pump	100%			2030	* *	4	\$15,700	В
Terminal Devices Air Handler/Cool/Ht	100%			2020	\$441,200	1	\$131,600	В
Heat Rejection Water Cool Tower	100%			2018	\$298,100	2	\$213,800	В
Ventilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$118,500	В
Exhaust Fans							, -,	
Interior	100%			2020	\$287,100	2	\$6,600	В
Plumbing H/C Water Piping	1000/			2025	ate ate			
Galv Iron/Steel	100%			2025	* *	1		В

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

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

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

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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

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



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

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

Asset #: 14539

Architecture	Current Repair		Future Replacement		Maintenance					
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Exterior										
Exterior Walls	40				_					
Masonry: Brick	40% Now	\$120,300	LIFE	**	5	\$23,800	A			
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% Location : West Facade								
		zaae 				ф.1 . до 0.00				
Masonry: Brick	30%		LIFE	* *	5	\$17,800	A			
Masonry: Brownstone	15%	Φ20, 400	LIFE	* *	5	\$6,700	A			
Masonry: Fieldstone	5% Now	\$29,400	LIFE		5	\$2,200	A			
	Int Mortar Miss/Erod Location : Foundati	Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 25%								
	Water Penetration, E.		nag Affa	atad : 200/						
	Location : Foundati		леи Ајје	ciea . 2076						
		eon —	T TEE	* *		Ф2 200				
Masonry: Limestone	5%	Φ7.000	LIFE	* *	5	\$2,200	A			
Metal Panel	5% Now	\$7,000	2032		5	\$5,600	A			
	Broken/Missing Elem Location : Exterior									
	Corrosion/Rusting, E.	_								
	Location : Exterior									
Windows	Location . Exterior	Tire Escapes III Ec	isi mia v	vesi i acaaes						
Aluminum	100%		2038	* *	5	\$12,300	A			
	100%		2036		3	\$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	* *	5 10	ψ3,700	A			
Pre-Cast Concrete	2%		LIFE	* *	5	\$500	A			
Stucco Cement	5%		2035	* *	5	\$600	A			
Roof	270					Ψ000				
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 : Through		33							
Skylight, Metal/Glass	10%		2042	* *	10	\$6,700	A			
Skylight, Plastic	5%		2039	* *	1	Ψ0,700	A			

Interior

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

Architecture		Current Repair		Futur	Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
iterior	•							•		
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%		\$69,800	LIFE	**	1		C		
		_	ents, Extent : Seve		Affected : 50%					
			np Pump In Basem							
		_	xtent : Severe, Are		d : 25%					
	Location	ı : Over Sui	np Pump In Basem	ent						
Vinyl Tile	5%		\$21,500	2032	* *	3	\$900	C		
	_	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
		Location: Room 402								
		Worn/Eroded, Extent: Moderate, Area Affected: 50%								
		n : Room 40								
			Extent : Moderate, 1	Area Affe	ected : 100%					
		n : Room 40								
	Explana	tion : 9x9 T	iles							
Vinyl Tile	10%			2022	\$43,000	3	\$1,700	C		
Wood	35%			2037	* *	5	\$29,900	C		
Wood	20%		\$57,400	2037	* *	5	\$8,500	C		
	Deteriorated Finish, Extent: Moderate, Area Affected: 50%									
	Location: Third And Fourth Floors									
	-		: Moderate, Area	Affected	: 25%					
	Location	ı : Third Ar	d Fourth Floors							
Interior Walls										
Ceramic Tile	5%			2031	* *	5	\$4,200	C		
Gypsum Board	15%			LIFE	* *	5	\$7,600	C		
Masonry: Brick	10%		\$113,400	LIFE	* *			C		
			derate, Area Affec	ted : 25%	6					
		n : Basemer								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%									
	Location	ı : Basemer	at .							
Plaster	70%		\$214,400	LIFE	* *	5	\$17,700	C		
			Extent: Severe, A	rea Affeo	cted : 10%					
		n : Fourth F								
			Extent : Moderate,	Area Af	fected : 50%					
		ı : Through								
		0	: Moderate, Area	Affected	: 50%					
	Location	ı : Through	out							

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

Asset #: 14539

Architecture	Current Repa		epair	Futur	e Replacement	Maintenance		
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2035	* *	5	\$4,600	В
AcousTileSusp.Lay-In	10%			2027	* *	5	\$4,600	В
	Staining/Dis Location :	0.	Extent : Moderate or	, Area Aj	ffected : 15%			
Embossed Metal	50%	Now	\$71,600	LIFE	* *	5	\$10,200	В
	Location : Paint Peelin	Througho	: Moderate, Area	30				
	Location :	Througho	out					
Plaster	30%	Now	\$46,500	LIFE	* *	5	\$8,500	В
	Location :	Fifth Floo	: Moderate, Area		V			

Electrical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2032	* *	5	\$200	В
	Other Observation	n, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Baser	nent					
	Explanation : M	ain Service Switch Rai	ted @ 40	00 Amperes			
Raceway							
Conduit	100%		2032	* *	1		В
Panelboards							
Fused Disc Sw	50%		2030	* *	5	\$400	В
Molded Case Bkrs	50%		2030	* *	5	\$500	В
Wiring							
Thermoplastic	100%		2032	* *	1		В
Ground							
Grounding Devices							
Generic	100% 2-4	\$900	LIFE	* *	5	\$500	В
	Other Observation	n, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Baser	nent					
	Explanation : Co	orroded					
Lighting	•						

Lighting

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

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

Asset #: 14539

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

Mechanical	Current 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		В
Conversion Equipment								
Steam Boiler	100%			2027	* *	1	\$30,200	В
Distribution								
Steam Piping/Pump	100%	Now	\$8,800	2032	* *	4	\$1,500	В
	Leak Evid	ent, Extent	: Moderate, Area A	ffected :	20%			
	Location	: Through	out, 5 Of 15 Return	Steam (Condensate Risers			
Terminal Devices								
Convector/Radiator	100%			2027	* *	1	\$9,800	В
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	1		В
Conversion Equipment								
Int Pkg Unit - Cooling	25%			2020	\$110,600	2	\$500	В
Ext Pkg Unit - Cooling	10%			2022	\$15,900	2	\$200	В
Window/Wall Unit	25%			2017	\$17,700	1		В
No Component	40%							D
Terminal Devices								
Direct Expansion	40%			2022	\$25,600	1		В
No Component	60%							D

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

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

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

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

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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

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



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

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

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								•
Exterior Walls								
Masonry: Brick	92%	Now	\$20,000	LIFE	* *	5	\$30,100	A
	_	Cracks, Ex : West Fac	tent : Moderate, Ar cade	ea Affec	ted : 5%			
Stucco Cement	5%			2034	* *	5	\$4,100	A
Window Wall	3%			2031	* *	5	\$3,700	Α
Windows								
Aluminum	100%	Now	\$61,100	2037	* *	5	\$6,400	A
	Caulking L) eteriorate	ed, Extent : Modera	te, Area	Affected : 50%		. ,	
	Location	: Through	out					
	Water Pene	etration, E	xtent : Light, Area	Affected	: 10%			
	Location	: Through	out					
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
Ç		Rusting, E : Balconie	Extent : Moderate, A es	Area Affe	cted : 25%			
Roof								
Modified Bitumen	100%			2029	* *	10	\$17,000	Α
	Other Obse	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Through	out					
	Explanati	ion : Cove	red With Rubber Ti	les				
nterior								
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
	_	_	Extent : Moderate At Room 402 And F	-	-			
			Extent : Severe, Are					
	_		At Room 402 And F					
Interior Walls								
Ceramic Tile	3%			2030	* *	5	\$1,400	C
Gypsum Board	82%			LIFE	* *	5	\$23,600	C
Metal Panel	10%			LIFE	* *	č	Ψ20,300	Č
Plaster	5%			LIFE	* *	5	\$700	Č

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

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

Asset #: 13411

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Ceilings							
AcousTileSusp.Lay-In	20%		2038	* *	5	\$9,900	В
	Recent Repair Evide Location : 5th Flo	ent, Extent : Modera oor	te, Area	Affected : 5%			
AcousTileSusp.Lay-In	75%		2034	* *	5	\$37,200	В
Exposed Struc: Steel	5% 2-4	\$27,900	LIFE	* *			В
•	0.	Extent : Moderate, A In Mechanical Room	Area Affe	cted : 10%			

Electrical		Current Repai	r	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date Esti (Years)	mated 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	В
		ervation, Extent : Electrical Roc		Area Affe	ected : 100%			
		ion : One 1200 i		isconnec	rt Switch			
Switchgear / Switchboard	T							
Fused Disc Sw	100%			2021	\$88,600	5	\$100	В
Raceway								
Conduit	100%			2021	\$59,300	1		В
Panelboards								
Fused Disc Sw	5%			2020	\$3,400	5		В
Molded Case Bkrs	75%			2020	\$50,300	5	\$700	В
Molded Case Bkrs	20%			2043	* *	5	\$200	В
Wiring								
Thermoplastic	80%			2021	\$48,300	1		В
Thermoplastic	20%			2047	* *	1		В
Motor Controllers								
Locally Mounted	70%	2-4	\$47,900	2041	* *	5	\$100	В
	On Extende	ed Life, Extent :	Moderate, Ai	rea Affec	ted : 100%			
	Location	: Mechanical R	oom					
Locally Mounted	30%			2019	\$20,500	5	\$100	В
Ground					•		·	
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	* *	5	\$500	В
	Other Obse	ervation, Extent	: Moderate, A	Area Affe	ected : 100%			
	Location	: Water Main						
	Explanati	ion : Corroded						

Lighting

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

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

Asset #: 13411

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

Mechanical	Curren	t Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Fuel Oil No 2	100%		2031	* *	5	\$10,300	В
Conversion Equipment							
Hot Water Boiler	100%		2034	* *	1	\$16,400	В
	Boiler Used For Ho	ot Water, Extent : Ligi	ht, Area	Affected : 100%			
	Location: Basem	ent					
Distribution							
Hot Wtr Piping/Pump	100%		2029	* *	4	\$1,600	В
Terminal Devices							
Air Handler	50%		2021	\$100,900	1	\$10,300	В
Convector/Radiator	50%		2026	* *	1	\$5,400	В
Air Conditioning							
Energy Source							
Electricity	100%		2029	* *	1		В
Conversion Equipment							
Reciprocating	100%		2021	\$127,100	1	\$15,400	В
Compr/Chiller							
Distribution							
Chilled Wtr Pipe/Pump	100%		2031	* *	4	\$2,500	В

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

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

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

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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



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

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

Asset #: 160

rchitecture	Current Repair	Future F	Replacement	M	aintenance	
rstem Component Type	% of Fail Date Estimated Cos Total (Years)	st Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior						
Exterior Walls						
Copper/Terne	5%	2040	* *	10	\$25,300	Α
Masonry: Brick	45%	LIFE	* *	5	\$97,300	A
	Recent Repair Evident, Extent : Mode Location : Throughout Sides And Re		fected : 25%			
Masonry: Granite	5%	LIFE	* *	5	\$8,100	A
Masonry: Limestone	35%	LIFE	* *	5	\$56,700	Α
,	Recent Repair Evident, Extent : Mode Location : Front Facade	erate, Area Aff	fected : 25%		,	
Stucco Cement	10% Now \$73,000	2025	* *	5	\$27,000	A
States Comen	Broken/Missing Elements, Extent : Se Location : Elevator Penthouse At W	est Side				
	Other Observation, Extent : Moderate	e, Area Affecte	ed : 5%			
	Location: Elevator Penthouse At W	est Side				
	Explanation: Exposed And Corrodo	ed Steel Memb	pers			
Windows						
Aluminum	10%	2028	* *	5	\$5,800	Α
Bronze/Brass	90%	2028	* *	5	\$328,000	A
Parapets						
Masonry: Brick	65% Now \$49,900) LIFE	* *	5	\$7,000	Α
	Cracking/Crumbling, Extent : Moder Location : Interior Face					
	Jnt Mortar Miss/Erod, Extent : Mode Location : Interior Face	rate, Area Affo	ected : 25%			
Masonry: Limestone	35%	LIFE	* *	5	\$4,700	A
·	Recent Repair Evident, Extent : Moderate, Ard Location : Front Facade	erate, Area Aff	fected : 50%			
Roof						
Modified Bitumen	98% Now \$51,600 Miss/Damaged Flashings, Extent: M Location: Roof Over 14th Floor		\$257,900 Affected : 5%			A
	Water Penetration, Extent : Moderate Location : Over Room 1404 And Pr		ed : 10%			
Skylight, Metal/Glass	2%	2020	\$98,000	10	\$2,300	A
erior	=70		4,0,000		42,500	

Interior

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

Asset #: 160

Architecture	Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior							
Floors							
Carpet	10% 0-2	\$202,300	2022	\$202,300	3	\$47,900	С
	Worn/Eroded, Exten	it : Moderate, Area .	Affected : 3	35%			
	Location : Offices Wrinkling, Extent : I	Moderate Area Affe	atad · 300%				
	Location : Offices	поистите, Атей Ајје	ciea . 5070				
Mosaic Tile	5%		2025	* *	5	\$39,900	С
Marble Panels	15% Now	\$308,500	LIFE	* *	5	\$35,900	C
	Broken/Missing Elen			Affected: 10%	5	Ψ32,700	C
	Location : Stairs T						
Terrazzo	15%		LIFE	* *	5	\$37,400	С
Vinyl Tile	25%		2020	\$815,400	3	\$39,900	C
·	Recent Repair Evide	ent, Extent : Light, A	rea Affecte	ed: 10%			
	Location: Multiple	e Locations Through	hout				
Vinyl Tile	30%		2015	\$978,500	3	\$35,900	С
	Other Observation,		Area Affect	ed : 100%			
	Location: Through						
T	Explanation: 9x9	Units					
Interior Walls Ceramic Tile	5%		2023	\$247.400	5	¢11 000	С
Marble Panels	5% 15%		LIFE	\$347,400	5	\$11,000	C
Plaster	15% Now	\$129,800	LIFE	* *	5	\$9,900	C
Taster	Cracking/Crumbling			d : 25%	3	Ψ,,,,,,	C
		Throughout And Pen					
Plaster	65%		LIFE	* *	5	\$42,900	С
Ceilings						•	
AcousTileSusp.Lay-In	40%		2025	* *	5	\$127,700	В
	Water Penetration,	Extent : Moderate, A	Area Affecte	ed : 5%			
	Location : Room 1	404 And Print Shop					
Glass: Susp Panels	5%		LIFE	* *			В
Plaster	5%		LIFE	* *	5	\$10,000	В
Plaster	15% Now	\$176,400	LIFE	* *	5	\$29,900	В
	Cracking/Crumbling	•		cted : 30%			
		Throughout And Pen					
Plaster	35%		LIFE	* *	5	\$69,800	В

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2030	* *	5	\$1,000	В
	Other Observation, Extent : M	loderate, Area Affected	d: 100%			
	Location : Electrical Room	n The Sub Basement				
	Explanation : Main Service	Protector Rated @ 400	00 Amperes. Bo	lted Pre	ssure Switch.	

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

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

Asset #: 160

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Transformers								
Dry Type	100%			2025	* *	5	\$800	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		n : Sub- Bas						
	Explana	tion : 150k	va					
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	* *	5	\$1,000	В
Raceway								
Conduit	100%			2020	\$465,200	1		В
Panelboards								
Molded Case Bkrs	70%			2019	\$271,100	5	\$4,000	В
Molded Case Bkrs	30%			2028	* *	5	\$1,700	В
Wiring								
Braided Cloth	30%		\$162,600	2045	* *	1		В
			ctent : Moderate, A Cout The Building	rea Affec	ted : 100%			
Thermoplastic	70%			2030	* *	1		В
Motor Controllers								
Locally Mounted	100%			2018	\$503,600	5	\$1,400	В
Ground					•		•	
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	98%			2020	\$1,131,000	10	\$191,800	В
	Other Ob.	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	n : Through	out The Building					
	Explana	tion : T-12,	T-8, And Cfl Lamp	os.				
Incandescent	2%			2020	\$115,400	2	\$100	В
Egress Lighting								
Emergency, Service	30%			2025	* *	1		В
Exit, Service	70%			2025	* *	1		В

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

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

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

Asset #: 160

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	<u>'</u>							•
Distribution								
Steam Piping/Pump	100%			2030	* *	4	\$15,800	В
Terminal Devices								
Air Handler	20%			2020	\$281,200	1	\$26,400	В
Convector/Radiator	80%			2025	* *	1	\$55,200	В
Air Conditioning								
Energy Source								
Electricity	100%			2028	* *	1		В
Conversion Equipment								
Int Pkg Unit - Cooling	20%			2018	\$671,600	2	\$2,600	В
Reciprocating	40%			2025	* *	1	\$39,600	В
Compr/Chiller				2025	45.10.7 5.	-	** -0 -	-
Ext Pkg Unit - Cooling	20%			2020	\$240,700	2	\$2,600	В
Window/Wall Unit	20%			2015	\$107,200	1		В
Distribution	4007			2020	de de		Φ	-
Chilled Wtr Pipe/Pump	40%			2030	* *	4	\$6,300	В
No Component	60%							D
Terminal Devices	2001			2020	4221 5 00		\$2.5.400	
Air Handler/Cool/Ht	20%			2020	\$221,500	1	\$26,400	В
Fan Coil - Cool/Heat	20%			2020	\$987,100	1	\$13,800	В
No Component	60%							D
Heat Rejection	400/			2020	#200 400	2	\$50.500	ъ
Air Condenser Unit	40%			2020	\$208,400	2	\$59,500	В
No Component	60%							D
Ventilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$119,000	В
Exhaust Fans	100%			LIFE		2-3	\$119,000	Б
Interior	100%			2015	\$91,000	2	\$6,600	В
Plumbing	100%			2013	\$91,000		\$0,000	ь
H/C Water Piping								
Galv Iron/Steel	100%			2018	\$778,800	1		В
HW Heat Exchanger	10070			2010	ψ110,000			
Low Temp	100%			2020	\$80,900	4	\$21,200	В
Sanitary Piping	10070			2020	\$60,700		Ψ21,200	D
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	100/0			LHL		1		ע
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)	100/0			LHE		1		ע
Sump Pump(s) Submersible	100%			2014	\$6,700	4	\$2,000	В
Sewage Ejector(s)	10070			2014	\$0,700		\$2,000	ъ
Compressed Air	100%			2030	* *	4	\$2,000	В
Fixtures	100%			2030		-+	\$2,000	ט
Generic	100%							В
Uclicit.	100%							D

Vertical Transport

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

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

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

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Vertical Transport				
Elevators				
Geared Traction	100%	LIFE **		C
	Other Observation, Extent : Light, Are	a 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



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

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

Asset #: 2059

Architecture		Current F	Repair	Future	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls						_		
Masonry: Brick	Location Sidewalk S Location Spalling, E	: Through hed in Use : Corner (xtent : Lig	\$100,700 Extent: Light, Ar. out Facade Facing t, Extent: Light, Ar Of Arthur Ave And ht, Area Affected: out Facade Facing	Alley rea Affect E. Tremo 5%	ed : 5%	5	\$60,500	A
Masonry: Granite	5%	2-4	\$36,800	LIFE	* *	5	\$4,100	A
Masonly. Grance	Jnt Mortar		l, Extent : Light, A		ted : 5%	3	Ψ1,100	71
Masonry: Limestone	5%			LIFE	* *	5	\$8,200	A
Pre-Cast Concrete	35%	2-4	\$68,500	LIFE	* *	5	\$125,100	A
	Location Staining/D	: Through	Extent : Light, Ar					
Windows								
Aluminum	-	4+ tion, Exter : Through	\$99,200 nt : Moderate, Arec out	2031 Affected	* *	5	\$20,800	A
Parapets								
Cast in Place Concrete	10%			LIFE	* *	5	\$19,900	A
Masonry: Brick	90%			LIFE	* *	5-10	\$59,400	A
Roof								
Modified Bitumen	Location Patching E	: Through	tent : Moderate, A		\$282,200 red: 10%			A
terior								
Floors	1.50/			2010	\$124 600	2	# 46.000	
Carpet	15%			2019	\$134,600	3	\$46,000	C
Cast in Place Concrete	10%			LIFE	* *	5	\$67,100	C
Ceramic Tile	5% 5%			2026	* *	5	\$7,700	C C C
Mosaic Tile	5%			2028	* *	5	\$19,200	C
Terrazzo	15%	0.2	¢1.4.4.700	LIFE	* *	5	\$35,900	C
Vinyl Tile		0-2 led, Extent : Through	\$144,700 : Moderate, Area out	2033 Affected :		3	\$5,700	C
	Location		Extent : Moderate, A oor And Throughou Tiles		cted : 100%			
Vinyl Tile	40%	1011 . JAJ 1	ics	2023	\$578,900	2	\$30,700	С
Vinyl Tile	40%			2023	\$378,90U	3	φ3U,/UU	L

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

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

Asset #: 2059

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Interior Walls								
Ceramic Tile	3%			2032	* *	5	\$4,500	C
Concrete Masonry Unit	10%		\$11,100	LIFE	* *	5	\$5,900	C
		Crumbling, 1 : Basemer	, Extent : Moderate nt	, Area Aj	ffected : 10%			
Gypsum Board	15%			LIFE	* *	5-10	\$37,900	С
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
	Paint Pee		ls, 7th Floor Elevai t : Moderate, Area 1 rs					
Plaster	40%			LIFE	* *	5-10	\$50,500	С
Ceilings								
AcousTile,Adhered	15%	0-2	\$13,700	2028	* *	5	\$11,500	В
			nents, Extent : Mod Por Offices 510-512					
	_		, Extent : Moderate oor Offices 510-512		•			
AcousTileSusp.Lay-In	10%			2028	* *	5	\$15,300	В
Exposed Concrete	20%	Now	\$234,200	LIFE	* *	5	\$4,800	В
•	Location	ı : West Sid	Extent : Severe, A le Basement ent, Extent : Moder					
	Location	ı : Near Fo	undation Wall On \	Vest Side	?			
Plaster	55%			LIFE	* *	5-10	\$144,900	В

ectrical	Current Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2023	\$60,500	5	\$500	В
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location: Electrical Room					
	Explanation : Main Disconnect Servi	ce Switch	Rated At 2500 Am	ps		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2023	\$147,600	5	\$2,700	В
Raceway						
Conduit	100%	2023	\$103,900	1		В
Panelboards						
Molded Case Bkrs	70%	2022	\$101,800	5	\$1,900	В
Molded Case Bkrs	30%	2031	* *	5	\$800	В

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

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

Asset #: 2059

Electrical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Wiring Braided Cloth	70% 2-4 Insulation Aged, Exte Location : Through		2048 ea Affecte	* * d : 100%	1		В
Thermoplastic	30%		2033	* *	1		В
Motor Controllers							
Locally Mounted	100%		2021	\$178,000	5	\$700	В
Ground							
Grounding Devices							
Generic	100% 2-4 Other Observation, E Location : Basemer Explanation : Corr	ıt			5	\$1,500	В
Stand-by Power	Ехрининон : Сот	очен тин соппест	u wiii w	aun waier 1 ipe			
Transfer Switches							
Automatic	50%		2021	\$5,200	1	\$15,800	В
Automatic	50%		2021	\$5,200	1	\$15,800	В
Generators				•		•	
Diesel	100% Other Observation, E Location : Rear Yan Explanation : 82.5	rd	2019 Area Affe	\$67,100 cted : 100%	1	\$39,700	В
Batteries	Explanation : 62.5	K W					
Lead/Acid	100%		2017	\$600	5	\$3,800	В
Fuel Storage Main Tank	100% Other Observation, E Location : Rear Yan Explanation : 250 (rd	2026 Area Affe	* * cted : 100%	5	\$3,000	В
Lighting	zapramanon i zeo c						
Interior Lighting Fluorescent	90% Other Observation, E Location : Through Explanation : T-12	out	2018 Area Affe	\$460,900 cted : 100%	10	\$84,500	В
Fluorescent	10% Now Obsolete Fixtures, Ex Location: Basemer	\$51,200 xtent : Severe, Area	2033 Affected	* *			В
Egress Lighting							
Exit, Service	50%		2031	* *	1		В
Exit, Battery	50%		2018	\$42,100	10	\$3,500	В
Exterior Lighting						. , -	
HID	100%		2018	\$42,300	10	\$300	В
Alarm							
Fire/Smoke Detection							
No Component	70%						D
Generic	30%		2023	\$359,500	1-3	\$19,500	В

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

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

Asset #: 2059

Current Repair	Future	Replacement	Ma	aintenance	
% of Fail Date Estimate Total (Years)	d Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
100%	2043	* *	1		В
Location : Basement Vault		100%			
Location: Basement		**	1	\$101,500	В
2.4promonon r (e) 2 mar r mer 3.	Jenn Beners				
100%	2023	\$807,800	4	\$7,600	В
100%	2021	\$1,092,800	1	\$33,100	В
100%	2031	* *	1		В
20% Other Observation, Extent : Lig	2024 ht, Area Affected :	* * 100%	2	\$1,300	В
			2	\$600	B B
20% Other Observation, Extent : Lig	2024	* *	2	\$20,600	В
	rks With Water Sou	rced Heat Pumps	5		
80%					D
20%	LIFE	* *	2-5	\$18,100	В
80%					D
100%	2018	\$92,000	2	\$3,200	В
	*	* *	1		В
Location : Supply Pipe Conne	cts To Water Main	In Basement			
100%	2018	\$26,900	2	\$1,500	В
	% of Fail Date Estimate Total (Years) 100% Other Observation, Extent: Lig Location: Basement Vault Explanation: (2) 5000 Gallon 100% Other Observation, Extent: Lig Location: Basement Explanation: (3) Dual Fuel St. 100% 100% 100% 20% Other Observation, Extent: Lig Location: Sixth Floor Fan Rot Explanation: (2) Water Source 10% 70% 20% Other Observation, Extent: Lig Location: Roof Explanation: Dry Cooler Work 80% 100% 100% 100% 20% Some Some Some Some Some Some Some Some	Wof Total (Years) Estimated Cost Total (Years) 100% 2043	No of Total Fail Date Estimated Cost Year Estimated Cost Total Years	No of Total Fail Date Estimated Cost FY Estimated Cost Cycle Total (Years) Estimated Cost FY Estimated Cost Cycle Cyrs)	No of Fail Date Estimated Cost Year FY Estimated Cost Yrs Estimated Cost Yrs FY Estimated Cost Yrs Estimated Cost Estimated Cost Yrs Estimated Cost Estim

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

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

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

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

Page: 177

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



Maintenance \$ are aggregated over a 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

Architecture		Current F	Repair	Future Replacement Maintenance		aintenance		
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	1000/	3.7	Ø100 100	2020	* *	-	φ11 2 00	
Aluminum			\$108,100 nents, Extent : Light out	2038 t, Area Ą		5	\$11,300	A
Roof								
Copper/Terne			\$13,700 Extent : Light, Area out	2050 Affected	* * : 20%			A
Interior Floors								
Cast in Place Concrete		-	\$18,700 Extent : Light, Are out	LIFE ea Affecte	* * ed : 20%	5	\$27,100	С
Vinyl Tile			\$105,400 Extent : Light, Are out	2027 ea Affecte	* * ed : 10%	3	\$41,900	С
Interior Walls								
Ceramic Tile			\$17,500 nents, Extent : Mod Throughout	2025 erate, Ar	* * ea Affected : 5%	5	\$3,000	С
Gypsum Board		~ -	\$81,400 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$54,000	С
Masonry: Brick		~ -	\$20,200 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%			С
Plaster	_		\$16,400 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$5,400	С
Ceilings								
AcousTileSusp.Lay-In	60%			2035	* *	5	\$74,400	В
Plaster	40%			LIFE	* *	5	\$31,000	В

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

Under 600 Volts

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

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

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

Asset #: 13869

lectrical	Current Repair	Futur	Future Replacement		Maintenance		
ystem Component Type	% of Fail Date Estimat Total (Years)	red Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
nder 600 Volts						•	
Service Equipment							
Fused Disc Sw	50%	2042	* *	5		В	
	Other Observation, Extent : Me	oderate, Area Affe	cted : 100%				
	Location : Electrical Room						
	Explanation : Main Service S		0 Amperes				
Fused Disc Sw	50%	2022	\$800	5		В	
	Other Observation, Extent : Me	oderate, Area Affe	cted : 100%				
	Location : Electrical Room						
	Explanation : Main Service S	Switch Rated @ 60	0 Amperes				
Raceway							
Conduit	20%	2042	* *	1		В	
Conduit	80%	2022	\$4,600	1		В	
Panelboards							
Fused Disc Sw	5%	2038	* *	5		В	
Molded Case Bkrs	20%	2038	* *	5		В	
Molded Case Bkrs	75%	2021	\$8,400	5		В	
Wiring							
Braided Cloth		\$4,000 2047	* *	1		В	
	Insulation Aged, Extent : Mode		d : 100%				
	Location : Throughout The B	uilding					
Thermoplastic	25%	2042	* *	1		В	
ound							
Grounding Devices							
Not Accessible	50%					D	
	Other Observation, Extent : Light, Area Affected : 0%						
	Location :						
	Explanation : Covered With I	Insulation					
Generic	50%	LIFE	* *	5		В	
ghting							
Interior Lighting							
Fluorescent	25%	2027	* *	10	\$600	В	
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: 1st Floor						
	Explanation: T-8 Lamps						
Fluorescent	65%	2022	\$9,400	10	\$1,500	В	
	Other Observation, Extent : Me	oderate, Area Affe	cted : 100%				
	Location: Throughout The Building						
	Explanation: T-12 Lamps						
	•		Φ1 200	10	\$200	В	
Fluorescent	8%	2022	\$1.200	10	あといい	D	
Fluorescent	8% Other Observation, Extent: Me	2022 oderate, Area Affe	\$1,200 cted : 100%	10	\$200	Ь	
Fluorescent				10	\$200	Б	
Fluorescent	Other Observation, Extent: Me	oderate, Area Affe	cted : 100%	10	\$200	ь	
Fluorescent	Other Observation, Extent : Me Location : 1st Floor	oderate, Area Affe	cted : 100%	10	\$200	В	

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

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

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

Asset #: 13869

Electrical	Current Repair	Future Replace	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Lighting								
Egress Lighting								
Emergency, Battery	25%	2027	* *	10	\$100	В		
Exit, Service	75%	2027	* *	1		В		
Alarm								
Security System								
No Component	70%					D		
Generic	30%	2027	* *	1	\$300	В		
	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	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Throughout The Building							
	Explanation : Strobe Ligh	nts And Manual Pull Station						

Mechanical	nanical Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Fuel Oil No 2	75%		2042	* *	5	\$600	В
Natural Gas	25%		2042	* *	1		В
Conversion Equipment							
Furnace	25%		2027	* *	1	\$300	В
	Other Observation, E Location : Lower Ro Explanation : 1 Roc	pof	55	: 25%			
Hot Water Boiler	75%		2035	* *	1	\$900	В
	Other Observation, E Location : Basemen Explanation : 1 Uni	nt Boiler Room	Affected	: 75%			
Distribution							
Hot Wtr Piping/Pump	75%		2030	* *	4	\$100	В
No Component	25%						D
Terminal Devices							
Convector/Radiator	75%		2020	\$19,600	1	\$600	В
No Component	25%						D
Air Conditioning							
Energy Source							
Electricity	100%		2038	* *	1		В

Maintenance \$ are aggregated over a 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

Mechanical		Current I	Repair	Future Replac		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	75%			2027	* *	1	\$900	В	
Compr/Chiller									
Ext Pkg Unit -	25%			2027	* *	2		В	
Heating/Cooling									
			Extent : Light, Area	Affected	d : 25%				
	Location	: 1 Unit 0	n Lower Roof						
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2	\$3,200	В	
Terminal Devices									
Direct Expansion	75%			2022	\$6,500	1		В	
No Component	25%							D	
Heat Rejection									
Air Condenser Unit	75%			2027	* *	2	\$1,300	В	
No Component	25%							D	
Ventilation									
Distribution									
Ductwork/Diffusers	25%			LIFE	* *	2-5	\$300	В	
No Component	75%							D	
Exhaust Fans									
Roof	25%			2022	\$600	2		В	
No Component	75%							D	
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2032	* *	1		В	
Water Heater									
Gas Fired	100%			2017	\$600	2		В	
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1		В	
Sump Pump(s)									
Submersible	100%			2014	\$6,200	4	\$2,000	В	
Fixtures									
Generic	100%							В	

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

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

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Print Date: 22-Oct-2012 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : BROOKLYN BOROUGH HALL

Address : 209 JORALEMON STREET @COURT ST.

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

\$54,700	\$41,300	\$30,900	\$14,000
	\$4,000	\$11,200	
\$51,600	\$30,600	\$19,800	\$14,000
\$3,200	\$6,700		
\$54,700	\$41,300	\$30,900	\$14,000
\$7,900	\$7,900	\$7,900	\$7,900
\$33,900	\$6,500	\$11,800	\$6,100
	\$16,100	\$100	
\$9,700	\$4,000	\$11,200	
\$3,200	\$6,700		
FY 2014	FY 2015	FY 2016	FY 2017
	\$3,200 \$9,700 \$33,900 \$7,900 \$54,700 \$3,200	\$3,200 \$6,700 \$9,700 \$4,000 \$16,100 \$33,900 \$6,500 \$7,900 \$7,900 \$54,700 \$41,300 \$3,200 \$6,700 \$51,600 \$30,600	\$3,200 \$6,700 \$9,700 \$4,000 \$11,200 \$16,100 \$100 \$33,900 \$6,500 \$11,800 \$7,900 \$7,900 \$7,900 \$54,700 \$41,300 \$30,900 \$3,200 \$6,700 \$51,600 \$30,600 \$19,800



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

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

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

Asset #: 2035

chitecture	Current Re	epair	Future	Replacement	M	aintenance		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Coo	
erior								
Exterior Walls	o =				_			
Masonry: Marble	95%		LIFE	* *	5	\$53,200	Α	
Metal Panel	5% Now	\$3,200	2030	* *	5	\$7,000	A	
	Corrosion/Rusting, Ex	tent : Moderate, A	Area Affec	ted : 15%				
	Location: Tower							
	Paint Peeling, Extent : Location : Tower	Moderate, Area	Affected :	15%				
Windows	Location . Tower							
Wood	100%		2028	* *	5	\$120,600	A	
Parapets						,		
Masonry: Marble	90%		LIFE	* *	5	\$2,300	A	
Metal Cornice	10%		2035	* *	10	\$700	A	
Roof	1070					Ψ, σσ		
Copper/Terne	5%		2035	* *	10	\$6,000	A	
Metal Panel	70% Now	\$61,500	2025	* *	10	Ψ0,000	A	
Trictur I uner	Seams Open/Split, Exte			ed : 10%				
	Location: Roofing Seams							
	Water Penetration, Ex		Area Affec	ted · 15%				
	Location : Third Floo			ica : 1570				
Slamed Clarine				* *		\$160,600	Α.	
Sloped Glazing	25% Now	\$173,000	LIFE		5	\$160,600	A	
	Miss/Damaged Flashir Location : Over Thir	=	eraie, Are	a Ajjeciea : 10%				
			luca Affac	401.100/				
	Water Penetration, Ex Location : Third Floo			iea : 10%				
	Location . Intra Fior	TOTTIAOT ANA (Offices					
erior								
Floors	200/		2010	¢122.600	2	¢20,000	C	
Carpet Magain Tile	30%		2019	\$122,600 * *	3	\$29,000	C	
Mosaic Tile Marble Panels	5%		2025	* *	5	\$8,100	C	
	55%		LIFE		5	\$26,600	C C	
Wood	10%		2023	\$146,600	5	\$12,100	C	
Interior Walls	50/		2021	¢116 000	5	¢2 000	C	
Fabric on Framing	5%		2021	\$116,000 * *	5	\$3,000	C	
Marble Panels	35%		LIFE	* *	_	¢17.700	C	
Plaster	50%		LIFE	* *	5	\$17,700	C	
Wood	10%		LIFE	* *	5	\$47,200	С	
Ceilings	100/ 37	60.700	TIPP	4 4	_	#2.202	ъ	
Plaster	10% Now	\$9,700	LIFE	**	5	\$3,300	В	
	Cracking/Crumbling, I		, Area Aff	ected : 20%				
	Location: Third Floo			. 1 2007				
	Water Penetration, Ex			tea : 20%				
	Location : Third Floo	or Corridor And (
Plaster	15%		LIFE	* *	5	\$5,000	В	
Plaster	75%		LIFE	* *	5	\$24,800	В	

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

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

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

Asset #: 2035

Electrical	Cu	rrent Repair		Futur	e Replacement	Maintenance		
System Component Type		Date Estima ears)	ted Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	* *	5	\$200	В
		tion, Extent : M	loderate, Ar	ea Affe	cted : 100%			
		lectrical Room	M : D:		, G ', 1			
0 1 /0 1 1	Explanation	: One 2000 Am	ps Main Dis	connec	t Switch			
Switchgear / Switchboard Fused Disc Sw	100%			2030	* *	5	\$200	D
	100%			2030		5	\$200	В
Raceway Conduit	90%			2030	* *	1		В
Conduit	10%			2040	* *	1 1		В
Panelboards	1070			2040		1		ъ
Fused Disc Sw	10%			2028	* *	5	\$100	В
Molded Case Bkrs	80%			2028	* *	5	\$1,000	В
Molded Case Bkrs	10%			2036	* *	5	\$100	В
Wiring	1070			2030			Ψ100	
Thermoplastic	80%			2030	* *	1		В
Thermoplastic	20%			2040	* *	1		В
Motor Controllers								
Locally Mounted	90%			2025	* *	5	\$300	В
Locally Mounted	10%			2033	* *	5		В
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	50%			2020	\$116,600	10	\$19,800	В
		tion, Extent : M		ea Affe	cted : 100%			
		hroughout The I						
		: Using T12 La						
Fluorescent	30%			2015	\$70,000	10	\$11,900	В
		tion, Extent : M		ea Affe	cted : 100%			
		hroughout The I						
		: Using T12 La			*			
HID	2%			2015	\$3,900	10	* • • •	В
Incandescent	18%			2015	\$42,000	2	\$200	В
Egress Lighting	#00.			2020	40.700	10	Φ 	т.
Emergency, Battery	50%			2020	\$9,600	10	\$5,200	В
Exit, Service	50%			2020	\$3,800	1		В

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

Heating

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

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

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

Asset #: 2035

Mechanical		Current l	Repair	epair Future F		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		В
			Extent : Severe, Ared	a Affecte	ed: 100%			
			om Court House					
	Explana	tion : Base	ment					
Conversion Equipment	1.000/			2020	* *	1	#21 400	D
Heat Exchanger	100%			2029	* *	1	\$21,400	В
Distribution	1000/			2026	* *	4	¢2 100	D
Hot Wtr Piping/Pump	100%			2036	de etc	4	\$2,100	В
Terminal Devices	400/			2025	* *	1	¢10.700	D
Air Handler	40%			2025 2025	* *	1	\$10,700	В
Unit Heater-Stm/HW	60%			2025		4	\$2,400	В
Air Conditioning								
Energy Source District C.W.	100%			2040	* *	1		В
Distribution	100%			2040		1		
Chilled Wtr Pipe/Pump	100%	Now	\$29,300	2030	* *	4	\$2,100	В
Cliffied wil Fipe/Fullip			Extent : Severe, Ar			4	\$2,100	Б
	Location		Extent . Severe, III	eurijjeci	. 2070			
Terminal Devices	Locuitor	<i>i</i> . 11111C						
Fan Coil - Cool/Heat	100%			2025	* *	1	\$14,000	В
Ventilation	10070			2023		1	\$14,000	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$24,000	В
Exhaust Fans	10070			LII L			Ψ24,000	
Interior	100%			2025	* *	2	\$1,300	В
Plumbing	10070			2023			Ψ1,300	
H/C Water Piping								
Galv Iron/Steel	100%			2033	* *	1		В
Water Heater	10070			2033				
Electric	20%			2015	\$1,600	4	\$100	В
No Component	80%			2015	Ψ1,000	•	Ψ100	D
HW Heat Exchanger	0070							
Low Temp	100%			2040	* *	4	\$4,300	В
Sanitary Piping	100/0			_010		•	¥ 1,500	
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2020	\$11,100	4	\$1,300	В
Fixtures	/ -				, , , , , ,		, ,	
Generic	100%							В
Vertical Transport	/ -							
Elevators								
Geared Traction	100%			LIFE	* *			C
-								

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

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

Page: 186

Print Date: 22-Oct-2012 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : BROOKLYN MUNICIPAL BUILDING

Address : 208-242 JORALEMON STREET @ COURT ST.

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

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



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

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

Asset #: 2060

Architecture	Current Repair	Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior						
Exterior Walls						
Masonry: Brick	10% Now \$14 Diagonal Cracks, Extent : Mode Location : Penthouse	7,200 LIFE erate, Area Affected :	**	5	\$44,200	A
	Horizontal Cracks, Extent : Mod Location : Penthouse	derate, Area Affected	: 5%			
	Jnt Mortar Miss/Erod, Extent : L Location : Throughout	Light, Area Affected :	10%			
	Rusting Masonry Supt, Extent : Location : Penthouse	Moderate, Area Affec	cted : 25%			
Masonry: Granite	5% Now \$14 Cracking/Crumbling, Extent: M. Location: West Facade	7,800 LIFE Ioderate, Area Affect	* * ed : 5%	5	\$16,600	A
	Jnt Mortar Miss/Erod, Extent : L Location : Building Base	Moderate, Area Affec	eted : 20%			
Masonry: Limestone	Jnt Mortar Miss/Erod, Extent : L Location : Windows And Lowe	er Sections		5	\$281,800	A
	Staining/Discoloring, Extent : M. Location : Throughout	Ioderate, Area Affect	ed : 25%			
Windows						
Aluminum	95% Now \$55 Broken/Missing Elements, Exten Location: Throughout	2,400 2039 nt : Light, Area Affect	* * ted : 20%	5	\$57,900	A
Steel	5% Now \$35 Air Infiltration, Extent: Modera Location: Basement, Stairs Corrosion/Rusting, Extent: Modera			5	\$38,100	A
	Location: Basement					
	Thermally Inefficient, Extent : M Location : Basement	noaerate, Area Affect	ea : 100%			

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

Asset #: 2060

Architecture	Current Repair	Future Replaceme	nt M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior			•		•
Parapets	4.4.00			4	
Masonry: Brick	15% Now \$14,900 Horizontal Cracks, Extent: Moderate, Location: Interior Face, 13th Floor Jnt Mortar Miss/Erod, Extent: Modera	Area Affected : 10%	** 5	\$2,200	A
	Location: Throughout	ie, mea nijeciea . 2070			
	Vertical Cracks, Extent : Moderate, Art	ea Affected · 10%			
	Location: Interior Face, 13th Floor	eu Tyjecieu . 1070			
Masonry: Limestone	85% Now \$151,300 Int Mortar Miss/Erod, Extent : Modera Location : Throughout		** 5	\$16,000	A
	Staining/Discoloring, Extent : Moderat Location : Throughout	e, Area Affected : 25%			
	Other Observation, Extent: Moderate,	Area Affected : 100%			
	Location: Cornices				
D 0	Explanation: Top Of Cornice Is Cove	ered With Roll Roofing l	Material		
Roof Asphalt Macadam	10% Now \$44,700	2033	** 5	\$4,000	A
risphalt iviacadam	Cracking/Crumbling, Extent: Moderat Location: Receiving Area Over Boile	e, Area Affected : 25%	3	ψ+,000	71
	Water Penetration, Extent : Moderate, Location : Boiler Room	Area Affected : 10%			
Copper/Terne	50% Now \$256,700 Deformed/Dented, Extent : Severe, Are	a Affected : 5%	* *		A
	Location: Over Penthouse And 12th.				
	Gut/DS Non Func/Miss, Extent: Model	rate, Area Affected : 209	%		
	Location: Over Penthouse Water Penetration, Extent: Moderate,	Area Affected , 100/			
	Location: 11th Floor - Southwest Sid				
Modified Bitumen	23%		** 10	\$27,400	A
Modified Bitumen	15% Now \$128,200		* *	. ,	A
	Deteriorated Finish, Extent : Moderate Location : Around 13th Floor Perime	, Area Affected : 25%			
	Seams Open/Split, Extent : Moderate, A Location : Around 13th Floor Perime				
Paver: Asphalt	2% Now \$4,900 Drains Inad/Misposn, Extent : Moderat Location : Over First Floor Mechanic	te, Area Affected : 25% cal Space	* *		A
	Water Penetration, Extent : Moderate, Location : Over First Floor Mechanic				

Interior

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

Asset #: 2060

Architecture	C	urrent Re	epair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Floors Carpet		-	-	2025 vere, Are	* * a Affected : 100%	3	\$48,200	С
Carpet	20%	0-2 coloring, 1	\$37,700 Extent : Moderate	2019 , Area A <u>j</u>	\$753,400 fected : 10%	3	\$193,000	С
Cast in Place Concrete		_	\$24,300 Extent : Light, Are ut	LIFE ea Affecte	* * ed : 10%	5	\$70,400	С
Ceramic Tile		_	\$35,300 Extent : Light, Are	2032 ea Affecte	* * d : 10%	5	\$16,100	С
Marble Panels			\$191,500 Extent : Light, Are ut	LIFE ea Affecte	* * d : 10%	5	\$48,200	С
Terrazzo		_	\$95,500 Extent : Light, Are ut	LIFE ea Affecte	* * cd : 10%	5	\$50,300	С
Vinyl Tile			\$91,100 Extent : Light, Are	2023 ea Affecte	\$1,822,400 ed: 10%	3	\$72,400	С
Vinyl Tile	15%			2018	\$911,200	3	\$48,200	С
Interior Walls Cast in Place Concrete	Cracking/Cri		\$25,200 Extent : Light, Are ut Basement & Su		* * ed : 10%		,	С
Ceramic Tile	2%	Now umbling, I	\$11,400 Extent : Light, Are	2032	* *	5	\$3,900	С
Concrete Masonry Unit	2%			LIFE	* *	5	\$6,200	С
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	Broken/Missi Location : I	Basement ice Eviden	\$607,700 nts, Extent : Seve Corridor Near Ro at, Extent : Light, . ut	oom B8				С
Plaster	55%			LIFE	* *	5-10	\$182,200	С
Plaster	5%	_	\$17,700 Extent : Moderate 8	LIFE	* * fected : 10%	5	\$5,800	C
	Water Penetr	ration, Ext	tent : Moderate, A	rea Affe	cted : 10%			
	Location:							

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

Asset #: 2060

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Ceilings									
AcousTileSusp.Lay-In	40%			2028	* *	5	\$257,300	В	
AcousTileSusp.Lay-In	15%	0-2	\$638,500	2043	* *	5	\$48,200	В	
	Cracking/Crumbling, Extent: Moderate, Area Affected: 20%								
	Location	: Corridoi	·s						
	Worn/Eroded, Extent: Moderate, Area Affected: 25%								
	Location	: Corridoi	·s						
AcousTileSusp.Lay-In	5%			2043	* *	5	\$32,200	В	
1 7	Recent Ins	tallation, E	Extent : Light, Area	Affected	! : 100%		, ,		
	Location	: Through	out						
Exposed Concrete	10%	Now	\$122,900	LIFE	* *	5	\$10,100	В	
1	Cracking/Crumbling, Extent: Light, Area Affected: 10%								
	Location	: Through	out						
	Water Pen	etration, E	xtent : Light, Area	Affected	: 10%				
	Location	: Boiler R	oom						
Plaster	23%			LIFE	* *	5-10	\$254,300	В	
Plaster	5%	Now	\$11,000	LIFE	* *	5	\$20,100	В	
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 10%		, ,		
	Location	: Corridoi	· Near B-5	· ·					
	Water Penetration, Extent: Moderate, Area Affected: 10%								
		: Corrido		33					
Plaster	2%			LIFE	* *	5-10	\$22,100	В	

ectrical	Current Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2023	\$258,100	5	\$1,700	В
	Other Observation, Extent: Moderate	, Area Affect	ted : 100%			
	Location: Electrical Rooms In Base	ment & Sub	Basement			
	Explanation: One 5000 Amps And T	Three 4000 A	mps Main Disco	nnect Sw	itch	
Transformers						
Dry Type	100%	2021	\$13,800	5	\$1,400	В
	Other Observation, Extent: Moderate	, Area Affect	ted : 100%			
	Location: Electrical Rooms In Sub	Basement &	Basement)			
	Explanation : Two1500 Kva Rated (@ 480/277/20	08 Volts			
Switchgear / Switchboard						
Air Circuit Breaker	75%	2023	\$354,300	5	\$1,500	В
Fused Disc Sw	20%	2023	\$94,500	5	\$300	В
Fused Disc Sw	5%	2043	* *	5	\$100	В
Raceway						
Busway	10%	2021	\$64,500	1		В
Conduit	85%	2023	\$548,200	1		В
Conduit	5%	2043	* *	1		В

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

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

Asset #: 2060

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2022	\$54,800	5	\$900	В
Molded Case Bkrs	80%			2022	\$438,500	5	\$8,100	В
Molded Case Bkrs	5%			2039	* *	5	\$500	В
Molded Case Bkrs	5%			2048	* *	5	\$500	В
Wiring							·	
Braided Cloth	45%	2-4	\$338,200	2048	* *	1		В
	Insulation	Aged, Exte	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	ı : Upper F	loors					
Busway	10%			2021	\$75,100	1		В
Thermoplastic	35%			2023	\$263,000	1		В
Thermoplastic	5%			2043	* *	1		В
Thermoplastic	5%			2053	* *	1		В
Motor Controllers								
Locally Mounted	25%			2021	\$174,600	5	\$600	В
Locally Mounted	5%			2036	* *	5	\$100	В
Motor Control Center	70%			2021	\$488,800	5	\$7,300	В
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$11,300	В
Stand-by Power								
Transfer Switches								
Automatic	100%			2021	\$10,400	1	\$118,200	В
Generators								
Diesel	100%			2019	\$67,100	1	\$148,300	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		ı : Basemer						
	Explana	tion : One	75 Kw For Fire Pu	nps Only	y			
Batteries	405					_	*****	_
Lead/Acid	100%			2016	\$600	5	\$14,200	В
Fuel Storage	400			2025		_	*** * * * * * * * * *	-
Main Tank	100%			2026	**	5	\$11,300	В
			Extent : Moderate, A		ected : 100%			
			or Room In Baseme	nt				
Lighting	Explana	tion : One .	oo Gals					

Lighting

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

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

Asset #: 2060

Electrical	Current Repair	Future	Replacement	Ma		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting	1.007	2022	* *	4.0	Φ2π 100	
Fluorescent	10%	2033		10	\$35,100	В
	Other Observation, Extent: Location: 3rd & 4th Floor		tea : 100%			
		3				
F1	Explanation: T-8 Lamps	2010	ΦΩ 5.7 00	10	Φ17. c00	D.
Fluorescent	5%	2018	\$95,700	10	\$17,600	В
	Other Observation, Extent: Location: Boiler Room In		tea : 100%			
	Explanation: T-12 Lamps	Suo Basemeni				
Fluorescent	2%	2033	* *	10	\$7,000	В
Fluorescent	2% Other Observation, Extent:			10	\$7,000	Б
	Location: 3rd & 4th Floor		ieu . 10070			
	Explanation: T-5 Lamps	3				
Fluorescent	80%	2028	* *	10	\$281,000	В
Puorescent	Other Observation, Extent:			10	\$281,000	Б
	Location: Throughout	moueraic, mea myee	ica : 10070			
	Explanation: T-8 Lamps					
Incandescent	3%	2018	\$57,400	2	\$300	В
Egress Lighting	370	2010	ψ37,100		Ψ200	
Emergency, Service	5%	2033	* *	1		В
Emergency, Battery	35%	2028	* *	10	\$32,400	В
Exit, LED	5%	2063	* *	1		В
Exit, Service	55%	2028	* *	1		В
Exterior Lighting						
HID	100%	2018	\$158,300	10	\$1,200	В
Alarm						
Security System						
No Component	70%					D
Generic	25%	2023	\$327,200	1	\$35,800	В
Generic	5%	2033	* *	1	\$7,200	В
Fire/Smoke Detection						_
No Component	65%	-01-	44.01115		4-2	D
Generic	30%	2018	\$1,344,100	1-3	\$73,100	В
Generic	5%	2033	* *	1-3	\$11,800	В

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Interruptible Gas/Dual	100%		2033	* *	1		В
Fuel							

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

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

Asset #: 2060

Mechanical	Current Repair		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment Steam Boiler	1000/			2029	* *	1	¢270.700	D
Steam Boiler	100%	amation I	Extent : Light, Area	2028		1	\$379,700	В
			exieni : Ligni, Area ement Boiler Room	Ајјестеа	: 100%			
			its (4 Heat Exchans	ers To (Convert Hot Water	For Hea	tina Devices)	
Distribution	Влрини		iis (Titeat Exchange	,013 10 0	Souvert Hot Water	1 07 1100	ing Devices)	
Hot Wtr Piping/Pump	75%			2031	* *	4	\$21,300	В
Steam Piping/Pump	25%			2033	* *	4	\$4,700	В
Terminal Devices							, ,,,,,,	
Air Handler	25%			2023	\$583,100	1	\$59,300	В
Convector/Radiator	10%			2021	\$408,600	1	\$12,400	В
Fan Coil Unit/Heat	50%			2018	\$3,238,600	1	\$62,000	В
Fan Coil Unit/Heat	15%			2031	* *	1	\$18,600	В
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		В
Conversion Equipment								
Centrifugal, Elec Chille				2032	* *	1	\$248,900	В
			Extent : Light, Area					
			Sub Basement Refr	-				
	-	-	Extent: Light, Area	a Affecte	ed : 20%			
	Location	ı : Retubing	g At #2 Unit					
Int Pkg Unit - Cooling	10%			2017	\$557,100	2	\$2,400	В
	_	_	tent : Light, Area A	ffected :	10%			
		ı : Various						
			Extent : Light, Area	Affected	! : 60%			
		: Various						
	Explana	tion : Mult	iple Units					
Reciprocating	5%			2031	* *	1	\$8,900	В
Compr/Chiller								
			Extent : Light, Area	Affected	d:5%			
		i : 3rd Floo	or					
No Component	25%							D
Distribution						_	.	_
Chilled Wtr Pipe/Pump	65%			2043	* *	4	\$18,400	В
No Component	35%							D
Terminal Devices								_
Air Handler/Cool/Ht	65%			2023	\$895,800	1	\$154,100	В
No Component	35%							D
Heat Rejection	E0/			2021	* *	2	¢12.200	D
Air Condenser Unit	5%			2031		2	\$13,300	В
Water Cool Tower	60%			2021	\$558,800	2	\$231,200	B D
No Component	35%							ע
Ventilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$338,100	В
Ductwork/Diffusers	100%			LII.E		∠-3	φυυσ,100	ט

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

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

Asset #: 2060

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

Maintenance \$ are aggregated over a 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 : 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	



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

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

Asset #: 13879

rchitecture	0	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type		ail Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
kterior							
Exterior Walls							
Masonry: Brick	43%		LIFE	* *	5	\$564,400	A
Metal/Glass Curt Wall	50%		LIFE	* *	5	\$1,230,600	Α
Metal Coiling Doors	2%		2040	* *	5	\$41,000	Α
Granite Panels	3%		LIFE	* *	5	\$29,500	Α
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	100%		2031	* *	10	\$97,100	A
Membrane							
	$Paver\ Block$	Ballast, Extent : Moderate,	Area Afj	fected : 25%			
	Location:	7th And 26th Floor Setback	T.S				
	Other Obser	vation, Extent : Moderate, A	Area Affe	cted : 100%			
	Location:	Throughout					
	Explanation	n : Epdm Under Insulation					
terior							
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	Č
Ceilings					· · · · · · · · · · · · · · · · · · ·	,,- > -	
AcousTileSusp.Lay-In	85%		2040	* *	5	\$1,007,700	В
Exposed Struc: Steel	5%		LIFE	* *	10	\$118,600	В
Gypsum Board	10%		LIFE	* *	5-10	\$407,500	В
Gypsum Board	10%		LIFE	ጥ ጥ	5-10	\$407,500	В

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

Under 600 Volts

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

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

Asset #: 13879

Electrical	Current Repair	Future Replaceme	ent	M						
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority Code				
Under 600 Volts										
Service Equipment				_		_				
Air Circuit Breaker	100%	2049	* *	5	\$4,200	В				
	Other Observation, Extent : Moderat	te, Area Affected : 100%								
	Location: Electrical Room	I W.L D	C:		·					
Transformers	Explanation: 5-4000 Amperes Sie	mens Low Voltage Powe.	r Circ	ин вгеан	cers					
Dry Type	100%	2040	* *	5	\$3,000	В				
Dry Type				3	\$3,000	Ь				
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room									
	Explanation : 2- 75 Kva									
Switchgear / Switchboard	Expunerion: 2 / 5 Hva									
Air Circuit Breaker	50%	2049	* *	5	\$2,100	В				
2	Other Observation, Extent : Moderat				+-,					
	Location: Electrical Room									
	Explanation : Siemens Low Voltage	e Power Circuit Breakers	5							
Fused Disc Sw	10%	2049	* *	5	\$400	В				
Molded Case Bkrs	40%	2049	* *	5	\$8,400	В				
Raceway					+0,100					
Busway	15%	2040	* *	1		В				
Conduit	85%	2049	* *	1		В				
Panelboards										
Fused Disc Sw	15%	2045	* *	5	\$2,800	В				
Molded Case Bkrs	85%	2045	* *	5	\$17,900	В				
Wiring										
Busway	15%	2040	* *	1		В				
Thermoplastic	85%	2049	* *	1		В				
Motor Controllers										
Locally Mounted	2%	2040	* *	5	\$100	В				
Motor Control Center	98%	2040	* *	5	\$21,200	В				
Ground										
Grounding Devices										
Not Accessible	50%			_		D				
Generic	50%	LIFE	* *	5	\$11,700	В				
	Other Observation, Extent : Moderat	te, Area Affected : 100%								
	Location: Basement	TII. DI								
g 11 D	Explanation: Connected To Metal	Water Pipe								
Stand-by Power										
Transfer Switches Automatic	100%	2040	* *	1	\$244,500	В				
	100%	2040		1	\$244,300	Б				
Generators Diesel	100%	2036	* *	1	\$306,800	В				
Diesei	Other Observation, Extent : Moderat		•	1	\$300,800	D				
	Location : Penthouse	, m. ca mjetica . 100/0								
	Explanation: 2-1375 Kva Cummir	ns Onan Genset								
Batteries	Expression : 2-15/5 Rva Cummu	ns onun Gensei								
Nickel Cadmium	100%	2018	600	5	\$176,600	В				
Tricker Cauminim	100/0	2010	,000	5	Ψ1/0,000	ע				

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

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

Asset #: 13879

Electrical	Current Repair	Future Replacement	M						
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code				
Stand-by Power									
Fuel Storage									
Day Tank	50%	2045 **	5	\$73,500	В				
	Other Observation, Extent : Moderat Location : Penthouse	e, Area Affected : 100%							
	Explanation: No Nameplate Rating	Canacity							
Main Tank	50%	2058 **	5	\$11,700	В				
Lighting	30%	2038		\$11,700					
Interior Lighting									
Fluorescent	89%	2031 **	10	\$646,600	В				
	Other Observation, Extent : Moderat	e, Area Affected : 100%		•					
	Location: Throughout The Building	g							
	Explanation: T-8 Lamps								
Fluorescent	10%	2031 **	10	\$72,700	В				
	Other Observation, Extent : Moderat	e, Area Affected : 100%							
	Location: Corridors, Lobby								
	Explanation: Compact Fluorescent	t Lamps							
HID	1%	2031 **	10	\$300	В				
Egress Lighting					_				
Emergency, Service	50%	2031 **	1		В				
Exit, LED	50%	2058 **	1		В				
Exterior Lighting	100%	2031 **	10	\$2.500	В				
HID Lightning Protection	100%	2031	10	\$2,500	D				
Lightning Protection Arresters/Cabling									
Generic	100%	2058 **	5	\$23,400	В				
36.16.15	Other Observation, Extent : Moderat		C	Ψ20,.00	-				
	Location: Roof	••							
	Explanation: Steel Lightning Rods								
Alarm									
Security System									
Generic	100%	2031 **	1	\$296,400	В				
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Throughout The Building Explanation: Intrusion Alarm System And CCTV Surveillance Camera System								
E' (C1. D	Explanation: Intrusion Alarm Syste	em And CCTV Surveillance C	amera Sy	stem					
Fire/Smoke Detection	1000/	2031 **	1.2	¢490,000	D				
Generic	100% Other Observation Extent: Moderate	2031	1-3	\$489,000	В				
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building								
	Explanation: Strobe Lights, Horns, Manual Pull Stations, Smoke Detectors								
	Expression . Strove Ligitis, Horns,	, manual i an sianons, smoke	Detector	<u>.</u>					

Mechanical	Currer	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating Energy Source							
Natural Gas	100%		2049	* *	1		В

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

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

Asset #: 13879

Mechanical	Current Repair		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating Conversion Equipment Steam Boiler	Location	ı : Boiler R		2040 Affected	**: 100%	1	\$785,400	В
Distribution	Explana	tion : 3 Un	its					
Hot Wtr Piping/Pump Steam Piping/Pump	80% 20%			2045 2049	* *	4 4	\$31,300 \$7,800	B B
Terminal Devices Air Handler Convector/Radiator	20% 80%			2031 2040	* *	1	\$98,100 \$205,100	B B
Air Conditioning	0070			2040		1	Ψ203,100	
Energy Source Electricity	100%			2045	* *	1		В
Conversion Equipment Centrifugal, Elec Chiller	R-134a Re		Extent : Light, Area nt Refrigeration Roo		* * 1 : 100%	1	\$858,000	В
Distribution	Locuitor	i . Dasemer	ii Rejrigeraiion Roc	<i>)</i> 111				
Chilled Wtr Pipe/Pump Terminal Devices	100%			2049	* *	4	\$39,100	В
Air Handler/Cool/Ht	100%			2031	* *	1	\$490,500	В
Heat Rejection Water Cool Tower	100%			2027	* *	2	\$797,300	В
Ventilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$699,400	В
Exhaust Fans Interior	100%			2031	* *	2	\$24,500	В
Plumbing	10070			2031			Ψ24,500	Б
H/C Water Piping Brass/Copper	100%			2049	* *	1		В
Water Heater Electric	Location	: Various			\$111,100 : 80%	4	\$3,800	В
Gas Fired	20%	iion . muii	iple Instantanous H	2022	\$41,700	2	\$2,400	В
Sanitary Piping					**		Φ2,400	
Cast Iron Storm Drain Piping Cast Iron	100%			LIFE	**	1		B B
Sump Pump(s) Rigid Piping	100%			2028	**	4	\$1,300	В
Sewage Ejector(s) Electric	100%			2028	* *	4	\$1,300	В

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

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

Asset #: 13879

Mechanical	Current Repair	Future Replacemer	nt	M					
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated C FY	ost	Cycle (Yrs)	Estimated Cost	Priority Code			
Plumbing									
Backflow Preventer									
Generic	100%	2028	* *	1	\$48,900	В			
Fixtures									
Generic	100%					В			
Vertical Transport Elevators									
Gearless Traction	90%	LIFE	* *			C			
	Other Observation, Extent: Light Location: 10 Passenger, 2 Fred Explanation: 16 Units								
Hydraulic	10%	LIFE	* *			С			
3	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Prisioner 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	В			
Sprinkler									
Generic	100%	2049	* *	1-2	\$222,300	В			
Fire Pump			-						
Generic	100%	2036	* *	1	\$148,200	В			

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

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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



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

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

Asset #: 153

Architecture		Current Repair		Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior	•							•
Exterior Walls								
Masonry: Granite	15%			LIFE	* *	5	\$8,000	A
Masonry: Limestone	85%			LIFE	* *	5	\$45,400	Α
Windows								
Wood	100%			2036	* *	5	\$191,000	A
Parapets								
Masonry: Limestone	95%			LIFE	* *	5	\$16,700	Α
Metal Rail	5%			2033	* *	5-10	\$12,600	A
Roof								
Metal Panel Metal Panel Skylight, Metal/Glass Interior Floors Carpet	Location Worn/Eroc Location Other Obs Location	a: East And ded, Extent a: Wood Tr vervation, E a: Attic Spo	\$848,700 Extent: Moderate, A I West Wings E: Severe, Area Affousses Supporting R Extent: Moderate, A Inces The Openings Being O	ected : 40 oof Area Affe	0% cted : 10%	ated Wood 10 10	\$5,900 \$10,800 \$31,600	A A A
Ceramic Tile	5%			2029	* *	5	\$3,500	C
Mosaic Tile	15% Cracking/	_	\$102,800 Extent : Moderate at Corridor	2025	* * ffected : 25%	5	\$13,200	Č
Marble Panels	20%			LIFE	* *	5	\$10,500	С
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	_		\$5,800 Extent : Moderate at	LIFE , Area A	* * ffected : 10%	5	\$2,600	С
Plaster	45%			LIFE	* *	5	\$5,900	С
Wood	20%			LIFE	* *	5	\$34,900	Č
Under Construction	5%			_		•	,	D

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

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

Asset #: 153

Architecture	Current Rep	Current Repair		e Replacement	M		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Ceilings							
AcousTileSusp.Lay-In	15%		2033	* *	5	\$10,500	В
Exposed Struc: Wood	10% Now	\$837,300	LIFE	* *			В
	Dry Rot/Decay, Extent . Location : Attic Roof? Split/Cracked, Extent : Location : Attic Roof? Water Penetration, Exte Location : Attic Roof? Other Observation, Exte Location : Attic Roof? Explanation : Structure	Trusses Severe, Area Affe Trusses ent : Severe, Area Trusses ent : Moderate, A	ected : 10 a Affected Area Affe	0% 1 : 20% cted : 30%	onstructi	on	
Plaster	15% Now Cracking/Crumbling, E. Location : C O W Cha		00		5	\$6,500	В
Plaster	60%		LIFE	* *	5	\$26,200	В

lectrical		Current Repair		e Replacement	Maintenance				
rstem Component Type	% of 1 Total	Fail Date Estimated (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
ider 600 Volts									
Service Equipment									
Fused Disc Sw	100%		2040	* *	5	\$200	В		
	Other Obse	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location	Location : Electrical Room							
		on : One 1200 Amps M	1ain Disconnec	ct Switch. The Secu	rity Powe	er System Is Fed			
	From 52 (Chambers Street							
Switchgear / Switchboard									
Molded Case Bkrs	100%		2040	* *	5	\$1,200	В		
Raceway									
Conduit	90%		2020	\$57,800	1		В		
Conduit	10%		2040	* *	1		В		
Panelboards									
Fused Disc Sw	5%		2036	* *	5	\$100	В		
Molded Case Bkrs	10%		2028	* *	5	\$100	В		
Molded Case Bkrs	85%		2019	\$61,700	5	\$1,100	В		
Wiring									
Braided Cloth	10%	2-4 \$6,	500 2045	* *	1		В		
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location .	: Throughout							
Thermoplastic	70%		2020	\$45,700	1		В		
Thermoplastic	20%		2040	* *	1		В		
Motor Controllers									
Locally Mounted	80%		2033	* *	5	\$300	В		
Locally Mounted	20%		2018	\$17,800	5	\$100	В		

Ground

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

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

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

Asset #: 153

Electrical	Current Repair	Future F	Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	Stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Ground								
Grounding Devices								
Not Accessible	100%					D		
Stand-by Power								
Transfer Switches								
Automatic	100%	2025	* *	1	\$14,500	В		
Lighting								
Interior Lighting								
Fluorescent	20%	2020	\$50,700	10	\$8,600	В		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Throughout							
	Explanation: Using T12 Lamps							
HID	2%	2020	\$4,200	10		В		
Incandescent	78%	2015	\$197,800	2	\$800	В		
	Other Observation, Extent : Moderate, Area Affected : 10%							
	Location : Mayor's Bullpen							
	Explanation: New Lighting System	n To Be Installe	d					
Egress Lighting								
Emergency, Service	50%	2020	\$4,200	1		В		
Exit, Service	50%	2015	\$4,200	1		В		

echanical		Current Repair		e Replacement	M				
rstem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
eating									
Energy Source									
Utility Steam	80%		2030	* *	1		В		
	Other Obs	ervation, Extent : Light, Area	Affected	: 100%					
	Location	: Basement							
	Explana	tion : Steam Provided By Con	Edison						
HTHW/HW	20%		2030	* *	1		В		
	Other Obs	Other Observation, Extent : Light, Area Affected : 20%							
	Location	: 52 Chambers Street							
	Explana	tion : Provided From Adjacen	t Tweed I	Building					
Conversion Equipment									
Pres. Reducing Valve/LP	80%		2029	* *	5	\$2,200	В		
Steam									
	Other Obs	ervation, Extent : Light, Area	Affected	: 100%					
	Location	: Basement - Police Locker R	?oom						
	Explana	tion : 1 Unit - Steam Is Conve	rted To E	Hot Water For Hea	ting Dev	ices			
No Component	20%						D		
Distribution									
Hot Wtr Piping/Pump	90%		2036	* *	4	\$2,100	В		
Steam Piping/Pump	10%		2040	* *	4	\$200	В		

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

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

Asset #: 153

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Terminal Devices									
Air Handler	60%			2020	\$148,300	1	\$17,400	В	
Air Handler	20%			2028	* *	1	\$5,800	В	
Convector/Radiator	20%			2033	* *	1	\$3,000	В	
Air Conditioning									
Energy Source									
District C.W.	40%			2040	* *	1		В	
	Other Observation, Extent: Light, Area Affected: 40%								
	Location: 52 Chambers Street								
	Explana	tion : Provi	ided From Adjacen		Building				
Electricity	60%			2028	* *	1		В	
Conversion Equipment									
Reciprocating	40%			2020	\$77,800	1	\$8,700	В	
Compr/Chiller									
			Extent : Light, Area	Affected	: 100%				
		: Basemen							
	Explana	tion : 2 Set.	s (4 Units) - Reserv	ed Units					
Window/Wall Unit	60%			2015	\$70,700	1		В	
Distribution									
Chilled Wtr Pipe/Pump	40%			2040	* *	4	\$900	В	
No Component	60%							D	
Terminal Devices									
Air Handler/Cool/Ht	20%			2028	* *	1	\$5,800	В	
Air Handler/Cool/Ht	40%			2020	\$97,300	1	\$11,600	В	
No Component	40%							D	
Heat Rejection									
Remote Air Cond	40%			2020	\$136,900	2	\$13,100	В	
No Component	60%							D	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$26,100	В	
Exhaust Fans									
Interior	100%			2020	\$63,300	2	\$1,400	В	
Plumbing									
H/C Water Piping									
Galv Iron/Steel	100%			2025	* *	1		В	
HW Heat Exchanger									
HTHW/HW	100%			2030	* *			В	
	Other Observation, Extent : Light, Area Affected : 100%								
			ibers Street						
	Explana	tion : Loca	ted In Adjacent Two	eed Build	ling				
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1		В	
Sump Pump(s)									
Rigid Piping	100%			2025	* *	4	\$1,300	В	
			•		•		·		

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

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 CITY HALL

Asset #: 153

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

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

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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

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



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

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

Asset #: 161

	Current F	.cpuii	i utui	e Replacement	IVI	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
# 0.4		φ.σ. π οο	* ****	de de			
Broken/M Location Corrosion Location	issing Elem n: South Fa n/Rusting, E n: North Ar	ents, Extent : Mod cade xtent : Moderate, A	erate, Ar Area Affe	ea Affected : 5% cted : 5%			A
							A
				* *			Α
							Α
					5	\$34,500	Α
_		_	ffected :	10%			
Location	n : South An	d East Facades					
100/			2027	* *	5	\$2.200	٨
					_		A A
		\$620,700		* *			A
Location Thermally Location Caulking	n : Through Inefficient, n : Through Deteriorate	out Extent : Moderate out d, Extent : Modera	, Area Ą	ffected : 100%			
					_		
Other Obs Location	servation, E n : South Fa	cade			5	\$7,800	A
Cracking/ Location Jnt Morta	Crumbling, n : Coping r Miss/Erod				5	\$200	A
Broken/M Location Corrosion	issing Elem n : Part Of I n/Rusting, E	Railing xtent : Moderate, A		-	5	\$5,900	A
Diagonal	Cracks, Ex		2026 ea Affect	* * ted : 20%	5	\$1,700	A
100%							D
	Total 5% Broken/M Location 5% 50% 15% 25% Diagonal Location 10% 3% 87% Deteriora Location Thermally Location Caulking Location Explana 5% Cracking Location Jnt Morta Location Jnt Morta Location Corrosion Location Corrosion Location Location Location Diagonal Location	5% Now Broken/Missing Elem Location: South Fa Corrosion/Rusting, E. Location: North An 5% 50% 15% 25% Now Diagonal Cracks, Ext Location: South An 10% 3% 87% Now Deteriorated Finish, Location: Throught Thermally Inefficient, Location: Throught Caulking Deteriorate Location: Through Caulking Deteriorate Location: South Fa Explanation: Corni 5% Now Cracking/Crumbling, Location: Coping Jnt Mortar Miss/Eroc Location: Coping Jnt Mortar Miss/Eroc Location: Part Of H Corrosion/Rusting, E Location: Throught 40% Now Diagonal Cracks, Ext Location: Throught	Total (Years) 5% Now \$60,700 Broken/Missing Elements, Extent: Mode Location: South Facade Corrosion/Rusting, Extent: Moderate, A Location: North And East Facades 5% 50% 15% 25% Now \$43,100 Diagonal Cracks, Extent: Light, Area A Location: South And East Facades 10% 3% 87% Now \$620,700 Deteriorated Finish, Extent: Moderate, Location: Throughout Thermally Inefficient, Extent: Moderate Location: Throughout Caulking Deteriorated, Extent: Moderate Location: Throughout 30% Other Observation, Extent: Moderate, A Location: Coping Jnt Mortar Miss/Erod, Extent: Moderate Location: Coping Jnt Mortar Miss/Erod, Extent: Moderate Location: Coping 25% Now \$4,000 Broken/Missing Elements, Extent: Moderate Location: Part Of Railing Corrosion/Rusting, Extent: Moderate, A Location: Throughout 40% Now \$4,300 Diagonal Cracks, Extent: Moderate, A Location: Throughout	Total (Years) 5% Now \$60,700 LIFE Broken/Missing Elements, Extent: Moderate, Ar Location: South Facade Corrosion/Rusting, Extent: Moderate, Area Affe Location: North And East Facades 5% LIFE 50% LIFE 15% LIFE 25% Now \$43,100 2026 Diagonal Cracks, Extent: Light, Area Affected: Location: South And East Facades 10% 2037 3% 2024 87% Now \$620,700 2046 Deteriorated Finish, Extent: Moderate, Area Affected: Location: Throughout Thermally Inefficient, Extent: Moderate, Area Affected: Location: Throughout Caulking Deteriorated, Extent: Moderate, Area Affected: Location: Throughout 30% LIFE Other Observation, Extent: Moderate, Area Affected: Location: Cornice Removed 5% Now \$4,000 LIFE Cracking/Crumbling, Extent: Moderate, Area Affected: Location: Coping Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: Location: Part Of Railing Corrosion/Rusting, Extent: Moderate, Area Affected: Location: Throughout 40% Now \$4,300 2026 Diagonal Cracks, Extent: Moderate, Area Affected: Location: Throughout 40% Now \$4,300 2026 Diagonal Cracks, Extent: Moderate, Area Affected: Location: Throughout	Total (Years) Sign Now \$60,700 LIFE ** Broken/Missing Elements, Extent: Moderate, Area Affected: 5% Location: South Facade Corrosion/Rusting, Extent: Moderate, Area Affected: 5% Location: North And East Facades Sign LIFE ** LIFE ** 15% LIFE ** 15% LIFE ** 25% Now \$43,100 2026 ** Diagonal Cracks, Extent: Light, Area Affected: 10% Location: South And East Facades 10% 2037 ** 3% 2024 ** 87% Now \$620,700 2046 ** 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 30% LIFE ** Other Observation, Extent: Moderate, Area Affected: 5% Location: South Facade Explanation: Cornice Removed 5% Now \$4,000 LIFE ** Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: Coping Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 30% Location: Coping 25% Now \$900 2026 ** Broken/Missing Elements, Extent: Light, Area Affected: 20% Location: Part Of Railing Corrosion/Rusting, Extent: Moderate, Area Affected: 5% Location: Throughout 40% Now \$4,300 2026 ** Diagonal Cracks, Extent: Moderate, Area Affected: 20% Location: Throughout	Total (Years) FY (Yrs)	Total (Years) FY (Yrs)

Interior

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

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

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

Asset #: 161

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Floors								
Carpet	70%	-	\$26,100	2017	\$522,200	3	\$133,700	C
	_	Discoloring, 1 : Through	Extent : Moderate out	, Area Ą	ffected : 20%			
Cast in Place Concrete	10%			LIFE	* *	5	\$27,900	С
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
	Location Spalling,	n : Storage Extent : Mo	tent : Severe, Area . Room derate, Area Affect oom And Storage					
Plaster	7%			LIFE	* *	5	\$1,400	С
Ceilings								
AcousTileConcealSpLn	5%			2026	* *	5	\$8,000	В
AcousTileSusp.Lay-In	15%			2034	* *	5	\$19,100	В
		Discoloring, 1 : Various	Extent : Light, Are Locations	ea Affect	ed : 5%			
Exposed Concrete	_		\$38,900 Extent : Moderate Locations	LIFE , Area Ą	* * ffected : 10%	5	\$8,000	В
Gypsum Board		netration, E	\$55,900 extent : Moderate, A And Sixth Floor Off		* * cted : 10%	5	\$55,700	В
Plaster	5%			LIFE	* *	5	\$4,000	В

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2031	* *	5	\$300	В
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: Two 2000 Amps Main I	Disconnec	t Switch			
Switchgear / Switchboard						
Fused Disc Sw	100%	2031	* *	5	\$300	В
Raceway						
Conduit	60%	2021	\$46,900	1		В
Conduit	30%	2031	* *	1		В
Conduit	10%	2041	* *	1		В

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

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

Asset #: 161

Electrical	Cu	rrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Panelboards							
Fused Disc Sw	10%		2029	* *	5	\$100	В
Molded Case Bkrs	60%		2037	* *	5	\$1,000	В
Molded Case Bkrs	30%		2029	* *	5	\$500	В
Wiring							
Thermoplastic	60%		2041	* *	1		В
Thermoplastic	20%		2021	\$15,800	1		В
Thermoplastic	20%		2031	* *	1		В
Motor Controllers							
Locally Mounted	50%		2019	\$44,800	5	\$200	В
Locally Mounted	50%		2026	* *	5	\$200	В
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$900	В
Stand-by Power							
Transfer Switches							
Automatic	100%		2019	\$10,400	1	\$19,500	В
Generators							
Diesel	100%		2017	\$67,100	1	\$24,400	В
		tion, Extent : Moderate,	Area Affe	cted : 100%			
		oof Generator Room					
	Explanation	One 62 Kva					
Batteries							
Lead/Acid	100%		2014	\$600	5	\$2,300	В
Fuel Storage							
Day Tank	100%		2020	\$5,200	5	\$11,700	В
		tion, Extent : Moderate,	Area Affe	cted : 100%			
		oof - Generator Room					
	Explanation	: One 30 Gals					
Lighting							
Interior Lighting							
Fluorescent	88%		2021	\$277,200	10	\$50,900	В
		tion, Extent : Moderate,	Area Affe	cted : 100%			
		roughout The Building					
	Explanation	Using T8 Lamps					
Fluorescent	10%		2016	\$31,500	10	\$5,800	В
	Other Observa	tion, Extent : Moderate,	Area Affe	cted : 100%			
	Location : Bo	isement					
	Explanation	: Using T12 Lamps					
Incandescent	2%	- •	2016	\$6,300	2		В
Egress Lighting	270		2010	Ψ0,500			
Emergency, Service	35%		2021	\$3,600	1		В
Emergency, Battery	15%		2021	\$3,900	10	\$2,300	В
Exit, Service	50%		2021	\$5,200	10	\$2,500	В
	3070		2021	\$3,200	1		ם
Exterior Lighting HID	70%		2021	¢10 200	10	\$100	В
				\$18,200	10	\$100	
Incandescent	30%		2016	\$9,400	2		В

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

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

Asset #: 161

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm							
Security System							
Generic	100%		2026	* *	1	\$23,600	В
Fire/Smoke Detection							
Generic	100%		2026	* *	1-3	\$40,100	В

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod
leating								
Energy Source	1000/			2011	ماد ماد			
Utility Steam	100%		Fortant - Tiele Amen	2041	* *	1		В
			Extent : Light, Area	Affectea	: 100%			
		i : Through		_				
Conversion Equipment	Ехріапа	tion : Stear	n From Con Edisor	ı				
Pres. Reducing Valve/LP	100%			2030	* *	5	\$3,700	В
Steam	100%			2030		3	\$3,700	Ъ
Distribution								
Hot Wtr Piping/Pump	70%			2029	* *	4	\$2,200	В
Steam Piping/Pump	30%			2031	* *	4	\$1,400	В
Terminal Devices	5070			2031		•	Ψ1,100	
Air Handler	75%	Now	\$86,300	2021	\$287,800	1	\$26,300	В
	Broken, E	xtent : Seve	ere, Area Affected :		,,		, -,	
			Of Units - Extensive		ion			
Convector/Radiator	25%			2026	* *	1	\$5,100	В
ir Conditioning							+-,	
Energy Source								
Electricity	100%			2037	* *	1		В
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2030	* *	1	\$68,200	В
Distribution								
Chilled Wtr Pipe/Pump	100%			2041	* *	4	\$3,100	В
Terminal Devices								
Air Handler/Cool/Ht	100%		\$6,000	2021	\$302,300	1	\$35,100	В
	-	_	ent : Severe, Area A	-	70%			
	Location	ı : Auto Co	ntrol System, Throi	ighout				
Heat Rejection								
Water Cool Tower	100%			2025	* *	2	\$63,400	В
entilation								
Distribution	1006				ata A	2.5	# 3# 400	_
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$35,100	В
Exhaust Fans	1000/			2021	054.400	2	φ1 OOO	ъ
Roof	100%			2021	\$56,600	2	\$1,900	В
lumbing								
H/C Water Piping Brass/Copper	100%			2031	* *	1		В
Drass/Copper	100%			2031		1		D

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

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

Asset #: 161

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

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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



Maintenance \$ are aggregated over a 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 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% Broken/M	Now issing Elen	\$1,850,400 nents, Extent : Seve	LIFE re, Area .	* * Affected : 50%	5	\$362,100	A	
		-	s On South Facade						
Masonry: Brick	30%			LIFE	* *	5	\$92,700	A	
Masonry: Marble	5%	Now	\$114,100	LIFE	* *	5	\$11,600	Α	
			: Moderate, Area						
	Location	: At Spand	drel Above 13th Flo	or Wind	ows				
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%								
		ı : Missing	Cornices At South						
Masonry: Brick	20%			LIFE	* *	5	\$7,000	Α	
Masonry: Marble	45%			LIFE	* *	5	\$19,700	A	
Metal Rail	20%			2025	* *	5-10	\$125,700	A	
Roof	0 =								
Modified Bitumen	95%			2025	* *	10	\$56,100	A	
Skylight, Metal/Glass	5%			2030	* *	10	\$9,900	Α	
nterior									
Floors Carpet	15%			2019	\$416,000	3	\$98,500	C	
Cast in Place Concrete	10%	Now	\$143,000	LIFE	\$410,000 * *	3 5	\$95,800	C	
Cast III Place Concrete			Extent : Severe, A		ted · 15%	3	\$95,800	C	
			Area In Sub Basen						
Ceramic Tile	5%			2029	* *	5	\$21,900	С	
Marble Panels	10%	Now	\$704,900	LIFE	* *	5	\$32,800	C	
Marble Fallets			Extent : Moderate		ffected : 20%	3	Ψ32,000	C	
			At All Floors In Ele						
Terrazzo	10%	**		LIFE	**	5	\$34,200	C	
Vinyl Tile	45%	Now	\$201,200	2025	* *	3	\$73,900	C	
· 111.51 1110	Broken/Missing Elements, Extent: Moderate, Area Affected: 10%								
		-	ans Office And Vari						
Wood	5%		\$99,500	2035	* *	5	\$20,500	C	
			nt : Moderate, Ared		d : 15%	3	Ψ20,500	C	
	•		or Art Galleries	33 - 2 - 20					

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

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

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	
nterior									
Interior Walls									
Concrete Masonry Unit		Now	\$148,000	LIFE	* *	5	\$14,600	C	
			ent : Moderate, Are	a Affecte	d : 10%				
	Location	ı : In Parki	ng Garage Area						
Gypsum Board	15%			LIFE	* *	5	\$65,600	C	
Masonry: Brick	10%			LIFE	* *			C	
Marble Panels	10%	Now	\$820,300	LIFE	* *			C	
	_	Crumbling, 1 : 7th Floo	Extent : Moderate r Corridor	, Area A <u>f</u>	fected : 15%				
Plaster	60%	Now	\$860,600	LIFE	* *	5	\$131,300	С	
	Cracking/Crumbling, Extent: Severe, Area Affected: 15%								
	Location	a: At East T	Tower And Garage	Area And	d Stair To 14th Flo	oor			
Ceilings									
AcousTileSusp.Lay-In	25%			2033	* *	5	\$109,400	В	
			xtent : Moderate, A Administration Of		cted : 15%				
Embossed Metal	10%			LIFE	* *	5	\$19,700	В	
Masonry: Vault Struct	10%	Now	\$926,400	LIFE	* *			В	
	Water Penetration, Extent: Moderate, Area Affected: 20% Location: Parking Garage Area Other Observation, Extent of Swans Area Affected: 15%								
	Other Observation, Extent : Severe, Area Affected : 15% Location : Parking Garage Area In Sub Basement								
	Explana	tion : Corre	oded Sructural Stee	el Membe	ers				
Plaster	5%			LIFE	* *	5	\$13,700	В	
Plaster	50%	Now	\$403,200	LIFE	* *	5	\$136,800	В	
	Broken/Missing Elements, Extent : Severe, Area Affected : 15% Location : At East Tower								
	_	Crumbling, 1 : At East T	Extent : Severe, A Tower	rea Affec	ted : 15%				

ectrical	Current Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts						•
Service Equipment						
Fused Disc Sw	100%	2020	\$174,500	5	\$1,300	В
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%			
	Location: Basement					
	Explanation: One 3000 & One 2000	Amps Ma	in Disconnect Swi	ch		
Transformers						
Dry Type	100%	2018	\$14,900	5	\$1,100	В
Switchgear / Switchboard						
Fused Disc Sw	100%	2020	\$351,300	5	\$1,300	В
Raceway						
Conduit	100%	2020	\$465,200	1		В

Maintenance \$ are aggregated over a 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 CLOCK TOWER OFFICE BUILDING

Asset #: 154

Electrical	Cı	ırrent Repair	Futur	Future Replacement		Maintenance			
System Component Type		l Date Estimated Cos (ears)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Under 600 Volts									
Panelboards									
Fused Disc Sw	10%		2019	\$38,700	5	\$700	В		
Fused Toggle Switch		2-4 \$77,500		**	5	\$700	В		
		Life, Extent : Moderate, asement,1 To 11 Floors	7	ted : 100%					
Molded Case Bkrs	50%		2019	\$193,600	5	\$3,900	В		
Molded Case Bkrs	10%		2042	* *	5	\$800	В		
Molded Case Bkrs	10%		2028	* *	5	\$800	В		
Wiring									
Braided Cloth		2-4 \$298,100		**	1		В		
	_	ed, Extent : Moderate, A		ed : 100%					
		asement, 1 To 11 Floor							
Thermoplastic	35%		2020	\$189,700	1		В		
Thermoplastic	10%		2046	* *	1		В		
Motor Controllers	1000/		2025	de de	_	ΦΦ 000			
Locally Mounted	100%		2025	* *	5	\$2,000	В		
Ground									
Grounding Devices	1000/		LIEE	* *	_	¢4.200	D		
Generic	100%		LIFE		5	\$4,300	В		
Lighting Interior Lighting									
Fluorescent	30%		2020	\$474,700	10	\$80,500	В		
Tuorescent	Other Observe Location : T	ntion, Extent : Moderate hroughout : Using T12 Lamps			10	Ψ00,500	Б		
		. Osing 112 Lumps	2015	¢701 100	10	¢124 100	D		
Fluorescent	Location: T	ntion, Extent : Moderate hroughout : Using T12 Lamps	2015 e, Area Affe	\$791,100 ected : 100%	10	\$134,100	В		
Fluorescent	10%		2030	* *	10	\$26,800	В		
	Recent Installation, Extent: Light, Area Affected: 100%								
	Location : 12 And 13 Floors Other Observation, Extent : Moderate, Area Affected : 100%								
	Other Observation, Extent: Moderate, Area Affected: 100% Location: 12 And 13 Floors								
		: Using T8 Lamps							
HID		. Osing 10 Lamps	2015	\$65,400	10	\$500	В		
Incandescent	5% 5%		2015	\$79,100	2	\$300	В		
Egress Lighting	3 /0		2013	Ψ17,100		Ψ500	ע		
Emergency, Service	10%		2028	* *	1		В		
Emergency, Battery	40%		2015	\$52,000	10	\$28,300	В		
Exit, LED	10%		2013	**	10	Ψ20,500	В		
Exit, Service	40%		2015	\$20,800	1		В		
LAIL, BUIVICE	+0/0		2013	Ψ20,000	1		ע		

Mechanical	Current Repa	air Futur	re Replacement	Ma		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 CLOCK TOWER OFFICE BUILDING

Asset #: 154

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•			•				•
Energy Source								
HTHW/HW	100%			2040	* *	1		В
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2029	* *	5	\$17,400	В
Steam								
Distribution	1.000/			20.40	* *	4	ф1.4.400	D
Steam Piping/Pump	100%			2040	* *	4	\$14,400	В
Terminal Devices	1.50/			2020	¢200 100	1	¢27.200	D
Air Handler	15%			2020	\$289,100	1	\$27,200	В
Convector/Radiator	85%			2025	4. 4.	1	\$80,500	В
Air Conditioning								
Energy Source Electricity	100%			2036	* *	1		В
Conversion Equipment	100%			2030		1		ъ
Int Pkg Unit - Cooling	10%			2014	\$460,400	2	\$1,800	В
Window/Wall Unit	10%			2014	\$73,500	1	\$1,000	В
No Component	80%			2013	\$75,500	1		D
Ventilation	0070							
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$16,300	В
No Component	90%						. ,	D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2018	\$1,067,700	1		В
HW Heat Exchanger								
Low Temp	100%			2030	* *	4	\$43,500	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Submersible	100%			2014	\$6,700	4	\$2,000	В
Backflow Preventer								
Generic	100%			2020	\$34,700	1	\$18,100	В
Fixtures	400							_
Generic	100%							В
Vertical Transport								
Elevators Geared Traction	1000/			LIDD	* *			C
	100%		xtent : Severe, Are	LIFE				С
•		servation, E 1 : 1 Thru 1		и Ајјесве	a . 10070			
	Explana	tion : 10 El	evators					

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

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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

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



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

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

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

Asset #: 13871

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority 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%		\$8,600	2027	* *			A
			xtent : Light, Area	Affected	: 10%			
	Location	ı : Through	out					
nterior								
Floors								
Carpet	20%			2018	\$456,500	3	\$108,100	C
			, Extent : Moderate	, Area A	ffected : 30%			
		ı : Through	out					
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%		\$101,200	2027	* *	3	\$74,300	C
		_	Extent: Moderate	, Area Ą	ffected : 20%			
	Location	ı : Through	out					
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%		\$116,100	2035	* *	5	\$162,100	В
	_	_	Extent: Light, Are	ea Affect	ed : 10%			
		ı : Through	out					
Exposed Struc: Steel	10%			LIFE	* *			В

Electrical	Current Rep	pair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	Sstimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2042	* *	5	\$900	В
	Other Observation, Exte	ent : Moderate, Area Aff	ected : 100%			
	Location : Electrical F	Room				
	Explanation : One Ele	ectrical Service Rated At	1600 Amps			
Transformers						
Dry Type	100%	2035	* *	5	\$800	В
Switchgear / Switchboard						
Fused Disc Sw	100%	2042	* *	5	\$900	В
Raceway						
Conduit	100%	2042	* *	1		В

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

Asset #: 13871

Electrical	Current Repai	r Future F	Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•	•	•			
Panelboards						
Molded Case Bkrs	100%	2038	* *	5	\$5,400	В
Wiring	1000/	20.42	ale ale			
Thermoplastic	100%	2042	* *	1		В
Motor Controllers Locally Mounted	100%	2035	* *	5	¢1 400	В
Ground	100%	2033		3	\$1,400	Б
Grounding Devices						
Generic	100%	LIFE	* *	5	\$3,000	В
	Other Observation, Extent		ed : 100%		72,000	
	Location: Basement					
	Explanation: Main Wate	er Pipe				
Stand-by Power						
Transfer Switches						
Automatic	100%	2035	* *	1	\$63,100	В
Generators	4000					_
Diesel	100%	2031	* *	1	\$79,200	В
	Other Observation, Extent	: Moderate, Area Affecte	ed: 100%			
	Location: Basement	Available				
Batteries	Explanation: No Rating	Available				
Lead/Acid	100%	2016	\$700	5	\$7,600	В
Fuel Storage	100/0	2010	Ψ700		Ψ1,000	
Day Tank	50%	2038	* *	5	\$19,000	В
Main Tank	50%	2050	* *	5	\$3,000	В
Lighting					·	
Interior Lighting						
Fluorescent	100%	2027	* *	10	\$187,600	В
	Other Observation, Extent		ed : 100%			
	Location : Throughout T					
	Explanation: T-8 And T-	-12 Lamps				
Egress Lighting	000/	2027	ታ ታ	1		ъ
Emergency, Service	90%	2027	**	1		В
Exit, Service	10%	2027	4. 4.	1		В
Exterior Lighting HID	100%	2027	* *	10	\$700	В
Lightning Protection	10070	2021		10	\$700	D
Arresters/Cabling						
Generic	100%	2050	* *	5	\$6,000	В
Alarm	100/0	2030			Ψ0,000	
Fire/Smoke Detection						
No Component	70%					D

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

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

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

Asset #: 13871

Mechanical	Current R	lepair	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2048	* *	1		В
Conversion Equipment							_
Hot Water Boiler	100%		2035	* *	1	\$101,400	В
	Other Observation, E.	_					
	Location: Penthous	•	•	oom			
Distribution	Explanation: (2) Ge	as rirea noi waiei	Doners				
Hot Wtr Piping/Pump	100%		2038	* *	4	\$15,200	В
Terminal Devices	10070		2030			\$15,200	ъ
Air Handler	40%		2027	* *	1	\$50,700	В
Convector/Radiator	60%		2035	* *	1	\$39,700	В
Air Conditioning	5070		2000		1	Ψ52,100	D
Energy Source							
Electricity	100%		2038	* *	1		В
Conversion Equipment							
Int Pkg Unit -	100%		2023	\$4,979,500	2	\$12,600	В
Heating/Cooling				, , ,		, ,	
	Other Observation, E.	xtent : Light, Area	Affected	: 100%			
	Location: Through	out					
	Explanation : Water	r Sourced Heat Pur	nps, Refr	rigerant R-22			
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2	\$266,200	В
Heat Rejection							
Water Cool Tower	100%		2023	\$717,600	2	\$205,900	В
	Other Observation, E.	xtent : Light, Area	Affected	: 100%			
	Location: Roof						
	Explanation : Cooli	ng Tower Serves T	he Water	· Sourced Heat Pui	mps		
Ventilation							
Distribution	1000/		LIEE	* *	2.5	¢114.100	D
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$114,100	В
Exhaust Fans	Q00/		2027	* *	2	¢£ 100	D
Interior Roof	80% 20%		2027 2027	* *	2 2	\$5,100 \$1,300	B B
	20%		2027			\$1,300	D
Plumbing H/C Water Piping							
Brass/Copper	100%		2042	* *	1		В
Diass/Copper	Pump(s) Malfunction	ing. Extent · Modes			1		D
	Location : Basemen	_					
Water Heater		, .j					
Electric	100%		2020	\$38,800	4	\$1,200	В
Sanitary Piping				720,000	•	¥1,200	
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							<u> </u>
Cast Iron	100%		LIFE	* *	1		В
Backflow Preventer							· · · · · · · · · · · · · · · · · · ·
Generic	100%		2030	* *	1	\$12,600	В
					-	,,	

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

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Gearless Traction	100%	LIFE	* *			C
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : One Unit Serves Tenth Floor Explanation : 5 Units	s Sub Basement Thru	Tenth Floor, Foun	r Units S	erve Lobby Thru	
Fire Suppression						
Standpipe						
No Component	30%					D
Generic	70%	2042	* *	1-5	\$72,300	В
Sprinkler						
Generic	100%	2042	* *	1-2	\$57,400	В
Fire Pump						
Generic	100%	2031	* *	1	\$38,300	В
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : Fire Pump Loca	ited In The Mall				
	Explanation: Unit Is Main	tained And Operated	l From The Mall			

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



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

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

Asset #: 2056

rchitecture		Current Repair		Futur	Future Replacement		Maintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Exterior Walls								
Cast Iron	2%			LIFE	* *			A
Cast Stone/Terra Cotta	2%		*= = 0.0	LIFE	**	5	\$77,200	A
Masonry: Brick	93%	0-2	\$764,700	LIFE	**	5	\$459,400	A
		r Miss/Eroo 1 : Through	l, Extent : Moderat out	e, Area A	Affected : 50%			
Masonry: Granite	1%			LIFE	* *	5	\$3,700	A
Masonry: Limestone	2%		\$368,800	LIFE	* *	5	\$7,400	A
	Location	n : Lintels A	l, Extent : Moderat .nd Sills : Moderate, Area 1					
			Sills And Lintels	25500000	. 100,0			
Windows								
Aluminum	95%	4+	\$453,900	2037	* *	5	\$47,600	A
		ation, Exter 1 : Through	nt : Moderate, Area out	Affectea	l : 60%			
Aluminum	5% Air Infiltr		\$238,900 at : Severe, Area A <u>f</u>	2046 fected : 1	* *	5	\$2,500	A
	Unit Inop	n : 11th Flo erable, Exte n : 11th Flo	ent : Moderate, Are	a Affecte	ed : 100%			
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$6,800	A
Masonry: Brick	90%			LIFE	* *	5	\$7,900	A
		r Miss/Eroo 1 : Through	d, Extent : Light, A out	rea Affec	ted : 15%			
Roof								
Modified Bitumen	_		\$5,100 derate, Area Affect out	2026 ted : 15%	* *			A
	Water Per		xtent : Moderate, A	rea Affe	cted : 5%			
Modified Bitumen	5%			2031	* *	10	\$1,900	A
		•	ent, Extent : Light, khead Roof	Area Affe	ected : 100%			
Skylight, Metal/Glass	3%			2031	* *	10	\$3,900	A

Interior

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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
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
		eplace Evide n : 17th Flo	ent, Extent : Light, 1 or	Area Aff	ected : 100%			
Terrazzo	3%)		LIFE	* *	5	\$10,800	С
Vinyl Tile	7%	1		2029	* *	3	\$16,100	C
Vinyl Tile	43%	Now	\$187,200	2021	\$1,871,600	3	\$74,300	C
	Other Ob Locatio	n : Through	Extent : Moderate, A					
Interior Walls								
Cast in Place Concrete	_		tent : Light, Area A	LIFE ffected :	2%			С
Ceramic Tile	5%)		2030	* *	5	\$10,700	С
Concrete Masonry Unit	2%	1		LIFE	* *	5	\$1,700	C
Gypsum Board	13%	1		LIFE	* *	5	\$16,700	C
Masonry: Brick	2%	Now	\$14,400	LIFE	* *			C
·		Cracks, Ex n : Basemer	tent : Moderate, Ar t	ea Affec	ted : 5%			
Marble Panels	1%	1		LIFE	* *			С
Plaster	75%	1		LIFE	* *	5	\$48,300	C
Wood	1%			LIFE	* *	5	\$8,600	C
		eplace Evide n : 17th Flo	ent, Extent : Light, a or	Area Aff	ected : 100%			

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

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

Asset #: 2056

Architecture		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn				2026	* *	5	\$230,500	В
AcousTileSusp.Lay-In	43%			2026	* *	5	\$198,200	В
Exposed Concrete	4%	Now	\$70,400	LIFE	* *	5	\$2,900	В
Gypsum Board	Location Cracking/ Location Exposed I Location Spalling, Location 5% Recent Re	n : Steam Ri Crumbling, n : Basemen Reinforcemen n : Basemen Extent : Sev n : Steam Ri	Extent : Moderate tent, Extent : Moder tere, Area Affected com ent, Extent : Light,	e, Area A rate, Area : 5% LIFE	ffected : 10% a Affected : 5% **	5	\$28,800	В
Plaster	1% Loose/De Location Paint Pee	Now lam Surface 1 : Lobby	\$8,800 c, Extent : Moderat			5	\$2,900	В
Plaster	U		\$27,500 Extent : Moderate or	LIFE e, Area A	* * ffected : 15%	5	\$20,200	В

Electrical	Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	20%	2031	* *	5	\$300	В
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location: Electrical Room					
	Explanation: One 4000 Amps Main I	Disconnec	ct Switch			
Fused Disc Sw	40%	2021	\$64,500	5	\$500	В
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%			
	Location: Electrical Room					
	Explanation: Two 4000 Amps Main	Disconne	ct Switch			
Fused Disc Sw	20%	2021	\$32,300	5	\$300	В
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%			
	Location: Electrical Room					
	Explanation: One 2000 Amps Main I	Disconnec	ct Switch			
Fused Disc Sw	20%	2021	\$32,300	5	\$300	В
	Other Observation, Extent : Moderate,	Area Affe				
	Location: Electrical Room	20				
	Explanation: One 1200 Amps Main I	Disconnec	ct Switch			

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 COURT SQUARE BUILDING 2 LAFAYETTE

Asset #: 2056

Electrical		Current F	Repair	Futur	e Replacement	M		
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	В
Fused Disc Sw	30%			2021	\$97,400	5	\$400	В
Molded Case Bkrs	20%			2041	* *	5	\$1,600	В
Raceway								
Conduit	30%			2041	* *	1		В
Conduit	50%			2031	* *	1		В
Conduit	20%			2021	\$86,000	1		В
Panelboards								
Fused Disc Sw	10%			2029	* *	5	\$700	В
Molded Case Bkrs	70%			2037	* *	5	\$5,500	В
Molded Case Bkrs	20%			2029	* *	5	\$1,600	В
Wiring								
Braided Cloth		_	\$100,200 ent : Moderate, Are	2046 a Affecte	* * ed : 100%	1		В
		: Through	Oui 					
Thermoplastic	50%			2041	* *	1		В
Thermoplastic	30%			2021	\$150,300	1		В
Motor Controllers								
Locally Mounted	50%			2026	* *	5	\$1,000	В
Locally Mounted	50%			2019	\$232,800	5	\$1,000	В
Ground								
Grounding Devices	= 0					_		_
Generic	50%			LIFE	* *	5	\$2,200	В
Generic	50%			LIFE	* *	5	\$2,200	В
Lighting								
Interior Lighting	400/			2026	* *	10	¢107.600	D
Fluorescent	40%		Survey Madamara	2026		10	\$107,600	В
			xtent : Moderate, A out The Building	Area Ajje	ciea : 100%			
-		tion : T8 La	ımps	2015	Φ 522 400	10	\$121.700	
Fluorescent	50%			2016	\$733,400	10	\$134,500	В
			Extent : Moderate, A	Area Affe	ectea : 100%			
		: Through						
		tion : Using	g T12 Lamps					
Fluorescent	5%			2026	* *	10	\$13,500	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		i : Through						
	Explana	tion : Using	g Compact Lamps					
Incandescent	5%			2016	\$73,300	2	\$300	В
Egress Lighting								
Emergency, Service	10%			2026	* *	1		В
Emergency, Service	35%			2016	\$16,900	1		В
Emergency, Battery	5%			2026	* *	10	\$3,500	В
Exit, LED	10%			2049	* *	1		В
Exit, Service	10%			2026	* *	1		В
Exit, Service	30%			2016	\$14,500	1		В

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

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

Asset #: 2056

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting							
Exterior Lighting							
HID	70%		2021	\$84,900	10	\$700	В
Incandescent	30%		2016	\$44,000	2	\$200	В
Alarm							
Security System							
Generic	100%		2026	* *	1	\$109,800	В
Fire/Smoke Detection							
Generic	100%		2026	* *	1-3	\$186,600	В

Mechanical	Current Repair			Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2041	**	1		В
Conversion Equipment Steam Boiler			\$32,300 : Moderate, Area A r Tubes Leak	2026 Affected :	**	1	\$261,700	В
	Location		Extent : Light, Area nt Boiler Rm its	Affected	: 100%			
Distribution Steam Piping/Pump		Now ps Faulty, I	\$115,700 Extent : Moderate, out	2031 Area Aff	* * ected : 30%	4	\$14,500	В
Terminal Devices								
Convector/Radiator	80%			2026	* *	1	\$76,000	В
Fan Coil Unit/Heat	20%			2021	\$992,400	1	\$19,000	В
Air Conditioning Energy Source Electricity	100%			2029	* *	1		В
Conversion Equipment Reciprocating Compr/Chiller	100%			2021	\$1,124,800	1	\$136,100	В
Terminal Devices Direct Expansion	100%			2021	\$1,028,300	1		В
Heat Rejection Water Cool Tower	Location	: Insulatio Extent : M	\$95,100 lerate, Area Affecte n, Roof loderate, Area Affe		\$951,200 %	2	\$236,200	В

Ventilation

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

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

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

Mechanical		Current Re	epair	Futur	e Replacement	M		
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	В
Exhaust Fans								
Interior	100%			2021	\$366,300	2	\$9,100	В
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2031	* *	1		В
			vere, Area Affecteo	d : 20%				
	Location	: Basement						
Galv Iron/Steel	50%			2026	* *	1		В
Water Heater								
Gas Fired	100%			2016	\$77,100	2	\$4,400	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%		\$23,100	LIFE	* *	1		В
			vere, Area Affecteo	d: 20%				
	Location	: Basement						
Sump Pump(s)	1000/	N T	Φ.500	2021	ф10. 2 00		Ф1 200	ъ
Rigid Piping	100%		\$500	2021	\$10,200	4	\$1,300	В
			: Severe, Area Aff					
	Location	i : 1 Out Of 2	2 Motors, Baseme	nt Fuel S	storage Koom			
Fixtures	1000/							
Generic	100%							В
Vertical Transport								
Elevators	1000/			LIEE	* *			C
Geared Traction	100%		, , , , , , , , , , , , , , , , , , , ,	LIFE				C
			tent : Light, Area	00	: 100%			
		, ,	(4) L-22 (4) L-1	1.2				
E. G.	Explana	tion : 8 Unit	S					
Fire Suppression								
Standpipe Generic	1000/			2021	* *	1.5	¢1.40.200	D
Generic	100%			2031	* *	1-5	\$148,200	В

^{**} 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

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

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



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 EDGEWATER VILLAGE HALL

Asset #: 13693

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Exterior Walls								
Masonry: Brick	Location Loose Unit. Location Spalling, E.	: Through s, Extent : : Main En xtent : Mo	Severe, Area Affec trance derate, Area Affect	ted : 3%		5	\$77,300	A
	Location			4 66	. 1 50/			
	Vegetation Location		Extent : Moderate, 1 out	Area Affe	ected : 5%			
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	Location Broken/Mis Location Dry Rot/De	: Through ssing Elem : Through ecay, Exten	ents, Extent : Seve	re, Area	Affected : 30%	5	\$33,900	A
Parapets Wood Cornice	Location Deteriorate Location Misaligned Location	: Through ed Finish, : Through /Bulging, : Through ng, Extent	Extent : Moderate, out Extent : Moderate, out : : Moderate, Area A	Area Aff Area Aff	fected : 30%	5	\$5,200	A
Roof								
Copper/Terne	10%			2048	* *	10	\$6,500	A
Skylight, Metal/Glass			\$18,800 Extent : Moderate, A Sir To Attic	2030	* * cted : 5%			A
Slate	85% Water Pene Location		\$9,100 extent : Light, Area out	LIFE Affected	**			A

Interior

^{**} 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

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
erior								
Floors								
Ceramic Tile	10%	Now	\$7,900	2023	\$158,600	5	\$3,300	C
	Cracking/C	Crumbling,	Extent: Light, Are	a Affecte	ed : 5%			
	Location	: Through	out					
Vinyl Tile	90%	Now	\$61,400	2020	\$614,000	3	\$22,500	С
,	Loose/Delo		, Extent : Moderat				, ,	
		: Through			55			
Interior Walls								
Gypsum Board	60%			LIFE	* *	5	\$35,700	C
Masonry: Brick	10%	Now	\$72,200	LIFE	* *			C
-	Jnt Mortar	Miss/Erod	l, Extent : Severe, A	Area Affe	ected : 30%			
	Location	: Through	out Basement					
	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 15%			
	Location	: Basemen	t Throughout	33				
Plaster	30%			LIFE	* *	5	\$8,900	С
Ceilings								
AcousTileConcealSpLn	30%	Now	\$8,300	2033	* *	5	\$12,500	В
-	Broken/Mi	issing Elem	ents, Extent : Light	t, Area Ą	ffected : 10%			
	Location	: Through	out					
Gypsum Board	70%			LIFE	* *	5	\$58,400	В

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts								
Service Equipment								
Not Accessible	100%							D
Switchgear / Switchboard								
Not Accessible	100%							D
Raceway								
Conduit	100%			2030	* *	1		В
Panelboards								
Molded Case Bkrs	100%			2028	* *	5	\$200	В
Wiring								
Thermoplastic	100%			2030	* *	1		В
Motor Controllers								
Locally Mounted	100%			2025	* *	5		В
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	В

Lighting

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 EDGEWATER VILLAGE HALL

Electrical	Current Repair	Future Re	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						
Fluorescent	98%	2020	\$40,800	10	\$5,900	В
	Other Observation, Extent: Mode	rate, Area Affected	l : 100%			
	Location : Throughout					
	Explanation: T8 Lamps					
HID	2%	2020	\$600	10		В
Egress Lighting						
Emergency, Service	50%	2020	\$600	1		В
Exit, Service	50%	2020	\$600	1		В

Mechanical		Current Repair	Future Replacement		М	Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Fuel Oil No 2	100%		2040	* *	5	\$2,000	В
Conversion Equipment							
Steam Boiler	100%		2033	* *	1	\$6,500	В
Distribution							
Steam Piping/Pump	100%		2040	* *	4	\$300	В
Air Conditioning							
Energy Source							
Electricity	100%		2036	* *	1		В
Conversion Equipment							
Window/Wall Unit	10%		2018	\$1,600	1		В
No Component	90%						D
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%		2033	* *	1		В
Water Heater							
Gas Fired	100%		2018	\$1,900	2	\$100	В
HW Heat Exchanger							
Low Temp	100%		2040	* *	4	\$600	В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Fixtures							
Generic	100%						В
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			C

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

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

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

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



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

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

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

Asset #: 2054

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior	•							•
Exterior Walls								
Copper/Terne	2%			2056	* *	10	\$4,200	Α
Masonry: Brick	80%			LIFE	* *	5	\$72,200	A
Masonry: Brick	3%		\$18,000	LIFE	* *	5	\$2,700	A
	_	_	Extent: Moderate	, Area Aj	ffected : 20%			
		ı : Chimney			,			
			derate, Area Affect	ed: 25%	Ó			
		ı : Chimney	,					
Masonry: Granite	3%			LIFE	* *	5	\$2,000	Α
Masonry: Limestone	5%			LIFE	* *	5	\$3,400	Α
Metal Panel	2%			2031	* *	5-10	\$12,400	Α
Stucco Cement	5%			2026	* *	5	\$11,300	A
Windows								
Aluminum	75%			2037	* *	5	\$17,700	Α
Steel	25%			2029	* *	5	\$73,800	A
Parapets						_	44.400	
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	0.007			2020	* *	10	¢11.000	
Modified Bitumen	98%			2029	* *	10	\$11,000	A
Skylight, Metal/Glass Interior	2%			2047		10	\$700	A
Floors								
Carpet	20%	0-2	\$67,300	2023	\$67,300	3	\$17,200	C
Carpet			Extent : Moderate			3	ψ17,200	C
	_	_	out 2nd Through 6	-	-			
		_	: Moderate, Area					
			out 2nd Through 6					
Carpet	40%			2020	\$134,600	3	\$46,000	С
Ceramic Tile	5%			2030	**	5	\$2,900	C
Mosaic Tile	3%			2026	* *	5	\$4,300	C
Terrazzo	2%			LIFE	* *	5	\$900	Č
Vinyl Tile	30%	Now	\$162,800	2031	* *	3	\$6,500	Č
vinyi The			nt, Extent : Modera		Affected : 20%	J	Ψ0,500	C
	-		out Corridors And			n Floors		
		_	: Moderate, Area					
			out 7th, 8th And 9t					
		_	Extent : Moderate, A		cted : 100%			
		ı : 9th Floo		33 -				
	Fyplana	tion : 9x9 U	Inits					

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

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

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

Asset #: 2054

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority 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	В
AcousTileSusp.Lay-In	20%			2038	* *	5	\$11,500	В
	Recent Re	place Evide	ent, Extent : Light, 1	Area Affe	ected : 100%			
	Location	: 2nd And	3rd Floors					
Plaster	40%			LIFE	* *	5	\$14,400	В

Electrical		Current Repair	Futu	re Replacement	Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2041	* *	5	\$200	В
		ervation, Extent : Moderate,	Area Aff	ected : 100%			
	Location	: Electrical Room					
	Explanat	ion : 1- Electrical Service R	ated @ 2.	500 Amperes.			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2041	* *	5	\$1,300	В
Raceway							
Conduit	70%		2021	\$41,500	1		В
Conduit	30%		2041	* *	1		В
Panelboards							
Molded Case Bkrs	30%		2037	* *	5	\$400	В
Molded Case Bkrs	70%		2020	\$47,000	5	\$900	В
Wiring							
Braided Cloth	70%	2-4 \$42,300	2046	* *	1		В
		Aged, Extent : Moderate, Ar	ea Affecto	ed : 100%			
	Location	: Throughout The Building					
Thermoplastic	30%		2041	* *	1		В
Motor Controllers							
Locally Mounted	80%		2019	\$65,700	5	\$300	В
Locally Mounted	20%		2034	* *	5	\$100	В
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$700	В
Lighting							

Lighting

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

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

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

Asset #: 2054

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						
Fluorescent	70%	2016	\$284,700	10	\$31,000	В
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location : Upper Floors					
	Explanation: T-12 Lamps					
Fluorescent	30%	2026	* *	10	\$13,300	В
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location: Basement, 2nd Floor And	3rd Floor	•			
	Explanation: T-8 Lamps					
Egress Lighting						
Emergency, Battery	50%	2026	* *	10	\$5,800	В
Exit, Service	50%	2026	* *	1		В
Exterior Lighting						
HID	100%	2021	\$20,000	10	\$200	В
Alarm						
Security System						
Generic	100%	2016	\$165,000	1	\$18,100	В
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location: 1st & 3rd Floors					
	Explanation : CCTV Surveillance Car	mera Syst	em Is Functional			
Fire/Smoke Detection						
Generic	100%	2016	\$564,800	1-3	\$29,800	В
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location: Throughout The Building					
	Explanation: Fire Alarm System Is F	unctional				

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Interruptible Gas/Dual	100%	2041	* *	1		В
Fuel						
Conversion Equipment						
Steam Boiler	100%	2026	* *	1	\$47,900	В
	Other Observation, Extent: Light, Area	Affected	! : 100%			
	Location: Basement					
	Explanation: 3 Units					
Distribution						
Steam Piping/Pump	100%	2021	\$380,800	4	\$2,400	В
Terminal Devices						
Convector/Radiator	100%	2019	\$515,100	1	\$15,600	В
Air Conditioning						
Energy Source						
Electricity	100%	2029	* *	1		В

Maintenance \$ are aggregated over a 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

Mechanical		Current Repair		Future Replacement		M	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	В
Window/Wall Unit	30%			2016	\$33,600	1		В
No Component	50%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$26,900	В
Exhaust Fans								
Interior	20%			2016	\$12,100	2	\$300	В
No Component	80%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	* *	1		В
Water Heater								
Gas Fired	100%			2019	\$12,700	2	\$700	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2016	\$10,200	4	\$1,300	В
Fixtures					•		·	
Generic	100%							В
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			С
			Extent : Light, Area		: 100%			-
		n:(2) B-9	_					
		tion : 3 Un						

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

\$354,500	\$157,000	\$847,300	\$238,000
\$144,200		\$659,100	\$68,800
\$192,800	\$157,000	\$168,300	\$169,200
\$17,400		\$19,900	
\$354,500	\$157,000	\$847,300	\$238,000
\$98,700	\$98,700	\$98,700	\$98,700
\$55,200	\$35,500	\$39,700	\$47,600
\$27,900	\$22,900	\$29,900	\$22,900
\$155,200		\$659,100	\$68,800
\$17,400		\$19,900	
FY 2014	FY 2015	FY 2016	FY 2017
	\$17,400 \$155,200 \$27,900 \$55,200 \$98,700 \$354,500 \$17,400 \$192,800 \$144,200	\$17,400 \$155,200 \$27,900 \$55,200 \$98,700 \$354,500 \$17,400 \$192,800 \$144,200	\$17,400 \$19,900 \$155,200 \$659,100 \$27,900 \$22,900 \$29,900 \$55,200 \$35,500 \$39,700 \$98,700 \$98,700 \$98,700 \$354,500 \$157,000 \$847,300 \$17,400 \$19,900 \$192,800 \$157,000 \$168,300 \$144,200 \$659,100



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

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

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

Asset #: 2050

Architecture		Current F	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%			LIFE	* *	5	\$34,900	Α	
Masonry: Granite	70%			LIFE	* *	5	\$183,000	A	
Masonry: Granite	20%			LIFE	* *	5	\$52,300	A	
Windows	0.50/	M	¢0.62.600	2020	* *	_	¢100 000		
Aluminum		nc Not Fun	\$962,600 ct, Extent : Moderd	2039 ate, Area		5	\$100,900	A	
		ı : Through	out						
Bronze/Brass	3%			2031	* *	5	\$39,800	A	
Metal Louvers	2%			2032	* *	10	\$26,500	A	
Parapets	400/	3.7	# 00.000	TIPE	ate ate	_	Φ7. 500		
Masonry: Brick	Location Worn/Ero	r Miss/Eroo n : Interior	: Light, Area Affec			5	\$7,500	A	
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	2 = 0 /			2016	\$544.700		#220.200		
Carpet	25%			2016	\$644,700	3	\$220,200	C	
Ceramic Tile	5%			2026	* *	5	\$22,000	C	
Marble Panels	7%		Φ 7 0 7 00	LIFE	* *	5	\$46,200	С	
Marble Panels	_	Crumbling,	\$78,700 Extent : Moderate Ninth Floor	LIFE , Area Ą		5	\$9,900	С	
Quarry Tile	5%			2028	* *	5	\$33,000	С	
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	Č	
Interior Walls					. ,,-	-	, - 3		
Ceramic Tile	2%			2026	* *	5	\$6,900	С	
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	

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

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

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

Asset # : 2050

Architecture		Current Re	epair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTile,Adhered	10%			2028	* *	5	\$44,000	В
AcousTileSusp.Lay-In	40%			2028	* *	5	\$176,100	В
Masonry: Marble	3%			LIFE	* *	1		В
Masonry: Vault Struct	5%			LIFE	* *	10	\$11,000	В
Mosaic Tile	2%			LIFE	* *	1		В
Plaster	40%			LIFE	* *	5-10	\$302,700	В

ectrical	Current Repair	Future	Replacement	M	aintenance						
tem Component Type	% of Fail Date Estimated Cost Total (Years)	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod					
ler 600 Volts		1									
Service Equipment											
Fused Disc Sw	50%	2053	* *	5	\$800	В					
	Other Observation, Extent : Moderate,	Other Observation, Extent: Moderate, Area Affected: 100%									
	Location : Electrical Room										
	Explanation: Recent Installation Rat	ed @ 4000	Amperes								
Under Construction	50%					D					
Transformers											
Dry Type	100%	2043	* *	5	\$1,300	В					
	Other Observation, Extent : Moderate, Area Affected : 100%										
	Location: Electrical Room										
	Explanation: Recent Installation Rat	ed 2- 1500 .	Kva								
Switchgear / Switchboard											
Molded Case Bkrs	90%	2053	* *	5	\$8,100	В					
	Recent Installation, Extent: Light, Area	a Affected :	100%								
	Location : Electrical Room										
Under Construction	10%					D					
Raceway											
Conduit	80%	2053	* *	1		В					
	Recent Installation, Extent: Light, Area Affected: 100%										
	Location: Throughout The Building										
Conduit	20%	2023	\$129,000	1		В					
Panelboards		·									
Molded Case Bkrs	90%	2048	* *	5	\$8,100	В					
	Recent Installation, Extent: Light, Area Affected: 100%										
	Location: Throughout The Building										
Molded Case Bkrs	10%	2031	* *	5	\$900	В					
Wiring											
Thermoplastic	90%	2053	* *	1		В					
	Recent Installation, Extent : Light, Area	a Affected :	100%								
	Location: Throughout The Building										
Thermoplastic	10%	2033	* *	1		В					
Motor Controllers											
Locally Mounted	20%	2021	\$139,700	5	\$500	В					
Under Construction	80%		, ,			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 HEALTH DEPARTMENT BUILDING

Asset #: 2050

Electrical	Current Repair	Future F	Replacement	M				
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Ground	•	•						
Grounding Devices								
Generic	100%	LIFE	* *	5	\$10,000	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Water Main							
	Explanation : Newly Insta	ılled						
Stand-by Power								
Transfer Switches	1000/							
Under Construction	100%					D		
Generators	1000/					_		
Under Construction	100%					D		
Fuel Storage	1000/					Ъ		
Under Construction	100%					D		
Lighting								
Interior Lighting Fluorescent	10%	2023	\$170,000	10	\$31,200	В		
Fluorescent	Other Observation, Extent .			10	\$31,200	Ь		
	Location : Hallways	. Moderaie, Med Mjecie	. 100/0					
	Explanation : Compact F	luorescent Lamns						
Fluorescent	90%	2031	* *	10	\$280,600	В		
Fluorescent	Other Observation, Extent .			10	\$280,000	Ь		
	Location: Throughout Th		zu . 10070					
	Explanation: T-8 Lamps	ie Building						
Egress Lighting	Explanation : 1-0 Lamps							
Emergency, Battery	50%	2031	* *	10	\$41,000	В		
Exit, LED	50%	2058	* *	1	Ψ11,000	В		
Alarm	2070							
Security System								
No Component	70%					D		
Generic	30%	2031	* *	1	\$38,200	В		
	Other Observation, Extent .	: Moderate, Area Affecte	ed : 100%					
	Location : Hallways And Other Public Spaces							
	Explanation: CCTV Surv	eillance Cameras						
Fire/Smoke Detection								
Generic	100%	2031	* *	1-3	\$209,800	В		
	Other Observation, Extent .	: Moderate, Area Affecte	ed : 100%					
	Location: Throughout Th	ne Building						
	Explanation: Strobe Ligh	nts, Smoke Detectors, Mo	anual Pull Static	ons				

Mechanical	Current Repair	Future Repla	cement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	nted Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Utility Steam	100%	2033	* *	1		В
	Other Observation, Extent : Light, Area	a Affected : 100%				
	Location: Basement Steam Room					
	Explanation : Steam From Con Ed					

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset #: 2050

Mechanical		Current F	Repair	Futur	e Replacement	M		
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	100%			2032	* *	5	\$20,200	В
Steam Distribution								
Steam Piping/Pump	100%			2033	* *	4	\$16,800	В
Terminal Devices Convector/Radiator	100%			2028	* *	1	\$110,000	В
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		В
Conversion Equipment								
Int Pkg Unit - Cooling	20%			2024	* *	2	\$4,200	В
	-	gerant, Ex : Various	tent : Light, Area A Locations	ffected :	20%			
Window/Wall Unit	80%			2018	\$631,500	1		В
Heat Rejection								
Remote Air Cond	20%			2028	* *	2	\$47,400	В
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$60,000	В
No Component	80%							D
Exhaust Fans								
Interior	75%			2023	\$318,400	2	\$7,900	В
No Component	25%							D
Plumbing								
H/C Water Piping	# 00/			2022	de de			
Brass/Copper	50%			2033	* *	1		В
Galv Iron/Steel	50%			2028	* *	1		В
HW Heat Exchanger HTHW/HW	100%			2033	* *			В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2028	* *	4	\$1,300	В
Sewage Ejector(s)								
Electric	100%			2028	* *	4	\$1,300	В
Backflow Preventer		·						<u> </u>
No Component	70%							D
Generic	30%			2028	* *	1	\$6,300	В
Fixtures								
Generic	100%							В

Vertical Transport

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

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

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

Mechanical	Current Repair	Future F	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year E	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport						
Elevators Geared Traction	100%	LIFE	* *			С
	Other Observation, Extent : Lig	ht, Area Affected : 1	100%			
	Location : B-10					
	Explanation: 10 Units					
Fire Suppression						
Standpipe						
Generic	100%	2033	* *	1-5	\$171,700	В
Sprinkler						
No Component	25%					D
Generic	75%	2043	* *	1-2	\$71,500	В

Print Date: 22-Oct-2012 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : KENT AVENUE SHOPS

Address : 390 KENT AVENUE @WILLIAMSBURG BRIDGE

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

Total	\$39,900	\$61,400	\$22,400	\$16,800
Priority C				\$2,600
Priority B	\$39,900	\$56,000	\$22,400	\$14,200
Priority A		\$5,400		
Total	\$39,900	\$61,400	\$22,400	\$16,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$14,500	\$39,500	\$17,600	\$10,200
Electrical	\$1,400	\$12,600	\$900	
Interior Architecture	\$20,000			\$2,600
Exterior Architecture		\$5,400		
EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017



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

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

Asset #: 2037

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
kterior								
Exterior Walls	4.0					_	4.7.4 00	
Cast in Place Concrete	10%		#220 #00	LIFE	* *	5	\$17,300	A
Glass Block			\$338,500 nents, Extent : Seve out	LIFE re, Area	* * Affected : 50%	5	\$7,600	A
Masonry: Brick	40%		\$92,100	LIFE	* *	5	\$13,800	A
ividsomy. Briek	Water Per	netration, E	xtent : Moderate, A Lintel/Spandrel Ar	Area Affe			Ψ13,000	71
Masonry: Limestone	5%			LIFE	* *	5	\$1,300	Α
Metal Coiling Doors	10%			2025	* *	5	\$10,800	A
Windows								
Aluminum	100%			2028	* *	5	\$10,100	A
Parapets Masonry: Brick	_	Cracks, Ex	\$308,300 tent : Moderate, Ai cade,South Facade	LIFE ea Affec	* * ted : 10%	5	\$11,700	A
	Misaligne Location		oui Extent : Severe, Ar cade,West Facade	ea Affect	red : 25%			
		aged Copii 1 : Through	ngs, Extent : Model out	ate, Ared	a Affected : 50%			
Roof	Location	ı : Through	out					
Roof Built-Up (BUR)	Location 100% Miss/Dam	n : Through Now	s447,700 sings, Extent: Mod	2030	**			A
	Location 100% Miss/Dam Location Vegetation	Now aged Flash Through	\$447,700 sings, Extent : Mod out Extent : Moderate, A	2030 erate, Ar	* * rea Affected : 25%			A
Built-Up (BUR)	100% Miss/Dam Location Vegetation Location Water Pen	Now aged Flash Through Through Growth, I Through Herration, E	\$447,700 sings, Extent : Mod out Extent : Moderate, A	2030 erate, Ar Area Affa Area Affe	* * rea Affected : 25% ected : 25%			A
Built-Up (BUR) terior	100% Miss/Dam Location Vegetation Location Water Pen	Now aged Flash Through Through Growth, I Through Herration, E	S447,700 sings, Extent: Mod out Extent: Moderate, 2 out Extent: Moderate, 2	2030 erate, Ar Area Affa Area Affe	* * rea Affected : 25% ected : 25%			A
Built-Up (BUR)	100% Miss/Dam Location Vegetation Location Water Per Location 15% Cracking/	Now aged Flash a: Through a Growth, I a: Through a: Through aetration, E a: Over Sho Now Crumbling,	S447,700 sings, Extent: Mod out Extent: Moderate, 2 out Extent: Moderate, 2	2030 erate, Ar Area Affe oor LIFE rea Affec	* * rea Affected : 25% ected : 25% ccted : 15% **	5	\$34,300	A C
Built-Up (BUR) terior Floors Cast in Place Concrete	Location 100% Miss/Dam Location Vegetation Location Water Per Location 15% Cracking/ Location	Now aged Flash a: Through a Growth, I a: Through a: Through aetration, E a: Over Sho Now Crumbling,	\$447,700 sings, Extent: Modout Extent: Moderate, A out Extent: Moderate, A ops And Second Flo \$47,400 Extent: Severe, A	2030 erate, Ar Area Affe oor LIFE rea Affec	* * rea Affected : 25% ected : 25% cted : 15% * * cted : 25%			C
Built-Up (BUR) terior Floors	Location 100% Miss/Dam Location Vegetation Location Water Per Location 15% Cracking/ Location 5% 20% Broken/M	Now laged Flash Through Throug	\$447,700 sings, Extent: Modout Extent: Moderate, A out Extent: Moderate, A ops And Second Flo \$47,400 Extent: Severe, A Dock And Through \$39,500 ments, Extent: Moderate: Moderate	2030 erate, Ar Area Affe Area Affe oor LIFE rea Affeo out 2023 2025	* * rea Affected : 25% ected : 25% cted : 15% ** read : 25% \$114,800 * *	5 5 3	\$34,300 \$5,200 \$7,800	
terior Floors Cast in Place Concrete Ceramic Tile Vinyl Tile	Location 100% Miss/Dam Location Vegetation Location Water Per Location 15% Cracking/ Location 5% 20% Broken/M Location	Now aged Flash a: Through Growth, I a: Through netration, E a: Over Sho Now Crumbling, a: Loading	\$447,700 sings, Extent: Modout Extent: Moderate, A out Extent: Moderate, A ops And Second Flo \$47,400 Extent: Severe, A Dock And Through \$39,500 ments, Extent: Moderate: Moderate	2030 erate, Ar Area Affe oor LIFE rea Affeo oout 2023 2025 erate, Ar	* * rea Affected : 25% ected : 25% cted : 15% ** read : 25% \$114,800 * *	5 3	\$5,200 \$7,800	C C C
terior Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Wood	Location 100% Miss/Dam Location Vegetation Location Water Per Location 15% Cracking/ Location 5% 20% Broken/M	Now laged Flash Through Throug	\$447,700 sings, Extent: Modout Extent: Moderate, A out Extent: Moderate, A ops And Second Flo \$47,400 Extent: Severe, A Dock And Through \$39,500 ments, Extent: Moderate: Moderate	2030 erate, Ar Area Affe Area Affe oor LIFE rea Affeo out 2023 2025	* * rea Affected : 25% ected : 25% cted : 15% ** cted : 25% \$114,800 * * rea Affected : 25%	5	\$5,200	C
terior Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Wood Interior Walls	Location 100% Miss/Dam Location Vegetation Location Water Per Location 15% Cracking/ Location 5% 20% Broken/M Location 60%	Now laged Flash Through Throug	\$447,700 sings, Extent: Modout Extent: Moderate, A out Extent: Moderate, A ops And Second Flo \$47,400 Extent: Severe, A Dock And Through \$39,500 ments, Extent: Moderate: Moderate	2030 erate, Ar Area Affe oor LIFE rea Affeo aout 2023 2025 erate, Ar	* * rea Affected : 25% ected : 25% cted : 15% ** cted : 25% \$114,800 * * rea Affected : 25%	5 3	\$5,200 \$7,800 \$117,700	C C C
terior Floors Cast in Place Concrete Ceramic Tile Vinyl Tile Wood	Location 100% Miss/Dam Location Vegetation Location Water Per Location 15% Cracking/ Location 5% 20% Broken/M Location 60%	Now laged Flash Through Throug	\$447,700 sings, Extent: Modout Extent: Moderate, A out Extent: Moderate, A ops And Second Flo \$47,400 Extent: Severe, A Dock And Through \$39,500 ments, Extent: Moderate: Moderate	2030 erate, Ar Area Affe oor LIFE rea Affeo oout 2023 2025 erate, Ar	* * rea Affected : 25% rected : 25% reted : 15% ** rea Affected : 25% ** rea Affected : 25%	5 3	\$5,200 \$7,800	C C C

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

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

Asset #: 2037

Architecture		Current Rep	oair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$20,000	2025	* *	5	\$16,300	В
	Broken/Mi.	ssing Elemen	ts, Extent : Mode	erate, Ar	ea Affected : 20%			
	Location	: Lockers, Bo	sement And Bati	hrooms				
Exposed Concrete	75%	4+	\$59,900	LIFE	* *	5	\$12,300	В
•	Cracking/C	Crumbling, E	xtent : Light, Are	a Affecte	ed : 5%			
	Location	: Under Load	ling Dock Area					

Electrical	C	urrent Repair	Futur	e Replacement	M					
System Component Type		il Date Estimated Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Under 600 Volts										
Service Equipment	1000/		20.40	* *	_	Ф1 000	ъ			
Molded Case Bkrs	100%	ondina Entered Mad	2040		5	\$1,900	В			
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room								
			1-i Di	er Constrat						
Conital and / Conital land	Explanation	: One 2000 Amps N	Main Disconnec	t Switch						
Switchgear / Switchboard Air Circuit Breaker	100%		2040	* *	5	\$400	В			
Raceway	10070		2040			φ400	ь			
Conduit	70%		2020	\$25,600	1		В			
Conduit	30%		2040	**	1		В			
Panelboards	3070		2040		1					
Molded Case Bkrs	95%		2036	* *	5	\$1,800	В			
		lation, Extent : Mod		ected : 100%		7-,000				
		Basement 1st Floor								
Molded Case Bkrs	5%		2019	\$1,400	5	\$100	В			
Wiring				,						
Braided Cloth	5%	2-4 \$1	,400 2045	* *	1		В			
	Insulation Ag	ed, Extent : Modera	te, Area Affecte	ed: 100%						
	Location : B	Basement								
Thermoplastic	95%		2040	* *	1		В			
Motor Controllers										
Locally Mounted	80%		2018	\$30,300	5	\$400	В			
Locally Mounted	20%		2033	* *	5	\$100	В			
Ground										
Grounding Devices										
Generic	100%		LIFE	* *	5	\$1,000	В			
Lighting										
Interior Lighting	0.50/		2027	* *	1.0	Φ.60.600	ъ			
Fluorescent	95%		2025		10	\$60,900	В			
		ation, Extent : Mode		ctea : 100%						
		Throughout The Buil	aing							
ШБ		a: Using T8 Lamps	2020	#2.100	1.0	44.00				
HID	5%		2020	\$2,100	10	\$100	В			

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

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

Asset #: 2037

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting							
Egress Lighting							
Emergency, Service	50%		2015	\$5,700	1		В
Exit, Service	50%		2015	\$5,700	1		В

Mechanical		Current Repair Futi		Future	Future Replacement		Maintenance	
System Component Type		ail 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	В
Conversion Equipment Steam Boiler	Location :	Boiler Ro				1	\$62,400	В
			tent : Severe, Are	a Affectea	l : 100%			
		Basement						
	Explanation	on : 2 Boile	ers					
Distribution								
Steam Piping/Pump	100%			2040	* *	4	\$3,500	В
Terminal Devices								
Air Handler	20%			2025	* *	1	\$8,700	В
Convector/Radiator	60%			2033	* *	1	\$13,600	В
Fan Coil Unit/Heat	20%			2025	* *	1	\$4,500	В
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		В
Conversion Equipment								
Window/Wall Unit	10%			2018	\$16,200	1		В
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$39,000	В
Exhaust Fans								
Interior	10%			2020	\$8,700	2	\$200	В
Roof	90%			2020	\$56,500	2	\$1,900	В
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2025	* *	1		В
Water Heater								
Gas Fired	100%			2015	\$18,400	2	\$1,000	В
HW Heat Exchanger								
Low Temp	100%			2030	* *	4	\$10,400	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В

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Mechanical		Current F	Repair	Futur	e Replacement	Ma	aintenance	
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	В
Sewage Ejector(s)								
Compressed Air	100%			2030	* *	4	\$2,000	В
Backflow Preventer								
Generic	100%			2020	\$7,700	1	\$4,300	В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			С

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

Total	\$284,500	\$815,400	\$447,700	\$328,000
Priority C		\$533,900	\$191,300	\$44,500
Priority B	\$214,400	\$274,300	\$256,400	\$258,500
Priority A	\$70,100	\$7,200		\$25,000
Total	\$284,500	\$815,400	\$447,700	\$328,000
Elevators/Escalators	\$106,600	\$106,600	\$106,600	\$106,600
Mechanical	\$81,800	\$134,800	\$115,800	\$129,900
Electrical	\$26,100	\$32,900	\$34,000	\$22,000
Interior Architecture		\$533,900	\$191,300	\$44,500
Exterior Architecture	\$70,100	\$7,200		\$25,000
EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017



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

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

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

Asset #: 2043

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
terior										
Exterior Walls										
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$113,000	Α		
Masonry: Brick	78%	Now	\$375,500	LIFE	* *	5	\$225,600	A		
	Repairs in Progress, Extent: Light, Area Affected: 10%									
			treet Facade							
			e, Extent : Light, Ar	ea Affec	ted : 20%					
		: West Fa								
			Extent : Moderate, A	rea Affe	cted : 10%					
		: Under V	/inaows							
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	Α		
	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									
	_	Deteriorate : West Fa	ed, Extent : Modera cade	te, Area	Affected : 20%					
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	Α		
		Corrosion/Rusting, Extent: Moderate, Area Affected: 10%								
		Location : Penthouse Level Water Penetration, Extent : Light, Area Affected : 5%								
		etration, E : Penthou		Affected	: 5%					
<u> </u>	Location	. reninou	se Levei							
Parapets Cast Stone/Terra Cotta	15%			LIFE	* *	5	\$9,300	٨		
	75%			LIFE	* *	5	\$6,000	A A		
Masonry: Brick Metal Rail	10%			2027	* *	5-10	\$14,400	A		
Roof	1070			2027		3-10	\$14,400	A		
Cast in Place Concrete	5%			LIFE	* *			A		
Copper/Terne	75%			2050	* *	10	\$128,500	A		
Modified Bitumen	20%	Now	\$19,700	2022	\$98,300	10	Ψ120,300	A		
Wodified Bituffeli	Blisters, E.	xtent : Mo	derate, Area Affecte					71		
		: Through		Affactad	. 100%					
	Worn/Eroded, Extent : Moderate, Area Affected : 100% Location : Throughout									
-	Locuiton	. inrough	Oui							

Interior

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

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

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

Architecture	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
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
		al Cracks, E n : Entrance	xtent : Light, Area	Affected	: 10%			
Vinyl Tile	43%			2022	\$14,453,400	3	\$574,000	С
Vinyl Tile	10%		\$3,361,300	2032	* *	3	\$133,500	C
	Location Broken/M	n : Basemen Iissing Elem	tent : Severe, Area at And 8th Floor ents, Extent : Seve at And 8th Floor					
Interior Walls								
Cast in Place Concrete	Location Staining/I Location	/Crumbling, n : At Vault Discoloring, n : Electrica	\$86,800 Extent: Moderate In Basement Extent: Moderate Il Room,Basement xtent: Moderate, A	, Area A	ffected : 20%			С
			al Room,Basement	неи Ајје	ciea . 2070			
Glass: Single Pane	5%			LIFE	* *	5	\$5,000	С
Gypsum Board	38%			LIFE	* *	5	\$30,600	C
Masonry: Brick	10%			LIFE	* *	č	423,300	Č
Marble Panels	2%			LIFE	* *			Č
Plaster	35%		\$42,700	LIFE	* *	5	\$14,100	Č
	Cracking/ Location Recent Re	Crumbling, n : 8th Floo	Extent : Severe, A. r, Various Offices (nt, Extent : Light, A	rea Affec On Other	r Floors		, ,	

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

Asset #: 2043

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior								
Ceilings					_		_	
AcousTileConcealSpLn			2020	\$6,800,700	5	\$1,112,300	В	
	Misaligned/Bulging, Location : Various	Misaligned/Bulging, Extent: Moderate, Area Affected: 20% Location: Various						
	Staining/Discoloring, Extent : Severe, Area Affected : 100%							
	Location : Through							
AcousTileSusp.Lay-In	35% Now	\$824,400	2027	* *	5	\$622,900	В	
	Broken/Missing Elen	nents, Extent : Mod	erate, Ar	ea Affected : 20%				
	Location: Various	Throughout						
AcousTileSusp.Lay-In	8% Now	\$1,130,600	2035	* *	5	\$142,400	В	
	Broken/Missing Elements, Extent: Severe, Area Affected: 100%							
	Location: 8th Floor							
	Misaligned/Bulging, Extent : Severe, Area Affected : 100%							
	Location: 8th Floo	r						
	Staining/Discoloring		rea Affec	rted : 50%				
	Location : 8th Floo	r						
Exposed Concrete	5%		LIFE	* *	5	\$27,800	В	
	Recent Repair Evident, Extent: Light, Area Affected: 8%							
	Location : Electrica	al Room, Basement						
Plaster	25%		LIFE	* *	5	\$556,200	В	
Plaster	2%		LIFE	* *	5	\$44,500	В	

Electrical	Current Repair	Future	Replacement	Ma	aintenance			
ystem Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
nder 600 Volts								
Service Equipment								
Fused Disc Sw	75%	2048	* *	5	\$900	В		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Electrical Room E	Basement						
	Explanation: 4000 Amps							
Fused Disc Sw	25%	2022	\$40,300	5	\$300	В		
Transformers								
Dry Type	100%	2039	* *	5	\$1,000	В		
	Other Observation, Extent : Li	ight, Area Affected :	100%					
	Location : Throughout							
	Explanation: Various Sizes							
Switchgear / Switchboard								
Molded Case Bkrs	100%	2048	* *	5	\$7,000	В		
Raceway								
Conduit	80%	2022	\$344,000	1		В		
Conduit	20%	2048	* *	1		В		
Panelboards								
Molded Case Bkrs	20%	2030	* *	5	\$1,400	В		
Molded Case Bkrs	80%	2044	* *	5	\$5,600	В		

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

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		2-4 Aged, Exte : Electrica	\$150,300 ent : Moderate, Areal al Room	2047 a Affecte	* * ed : 100%	1		В
Thermoplastic	30%			2032	* *	1		В
Thermoplastic	40%			2048	* *	1		В
Motor Controllers								
Locally Mounted	70%			2035	* *	5	\$1,200	В
Motor Control Center	30%			2035	* *	5	\$2,100	В
Ground								
Grounding Devices								
Generic	Location		\$900 Extent : Moderate, A ain Basement oded	LIFE Area Affe	* * ected : 100%	5	\$3,900	В
Stand-by Power								
Transfer Switches								
Automatic	100%			2020	\$10,400	1	\$80,800	В
Generators								
Diesel			Extent : Moderate, A ump Room Basemen		\$67,100 ected : 100%	1	\$101,400	В
	Explanat	tion : One 4	41 Kva					
Batteries								
Lead/Acid	100%			2015	\$600	5	\$9,700	В
Fuel Storage								
Day Tank	50%			2021	\$10,800	5	\$24,300	В
Main Tank	50%			2025	* *	5	\$3,900	В
Lighting								
Interior Lighting								
Fluorescent	100%			2022	\$1,309,300	10	\$240,200	В
			xtent : Moderate, A	Area Affe	ected : 100%			
		: Through						
	Explanat	tion : T-8 L	amps					
Egress Lighting	4.06:			2025	مان بان			ъ
Emergency, Service	10%			2027	* *	1		В
Exit, LED	90%			2062	* *	1		В
Exterior Lighting	1,000/			2022	¢100 200	10	0000	D
HID	100%			2022	\$108,300	10	\$800	В
Alarm								
Fire/Smoke Detection	750/							D
No Component	75%			2027	* *	1.2	¢40,400	D
Generic	25%			2027	* *	1-3	\$40,400	В

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

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

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type		l Date Es	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2042	* *	1		В
i uci	Location : Vo	ault	nt : Light, Area		: 100%			
Conversion Equipment	Explanation	. One 10,0	000 Gallon Tani					
Conversion Equipment Steam Boiler	100% Other Observa Location : Bo		nt : Light, Area	2035 Affected	**: 100%	1	\$259,600	В
	Explanation							
Distribution Hot Wtr Piping/Pump	50%			2030	* *	4	\$9,700	В
Steam Piping/Pump	50%			2032	* *	4	\$6,500	В
Terminal Devices Air Handler		ow	\$9,600	2022	\$478,500	1	\$43,800	В
	Location: C	ompressor	nt : Moderate, A And Air Dryer tic Control Syst		cted : 3%			
Convector/Radiator	50%			2035	* *	1	\$42,400	В
Fan Coil Unit/Heat	20%			2022	\$885,800	1	\$17,000	В
Air Conditioning Energy Source								
Electricity	100%			2038	* *	1		В
Conversion Equipment Centrifugal, Elec Chiller		ant Extent	: Light, Area A	2031	**	1	\$255,200	В
	Location : Be		. Ligin, mean	ујестей.	10070			
Ext Pkg Unit - Cooling	5% R-22 Refrigero Location : Ro		: Light, Area A	2022 ffected :	\$68,300 100%	2	\$800	В
No Component	5%							D
Distribution								
Chilled Wtr Pipe/Pump	80%			2032	* *	4	\$10,300	В
No Component	20%							D
Terminal Devices Air Handler/Cool/Ht	Noisy/Vibratin	-	\$107,400 : Moderate, Are			1	\$131,300	В
		ultiple Loc	cations Through					
Fan Coil - Cool/Heat No Component	5% 5%			2022	\$266,000	1	\$4,200	B D

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

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

Asset #: 2043

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated 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	В
Water Cool Tower	90%	2023	\$726,000	2	\$237,200	В
	Other Observation, Extent:		: 100%			
	Location : Adjacent Buildin					
N. C	Explanation: Cooling Tow	er				
No Component	5%					D
Ventilation						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$146,000	В
Exhaust Fans	100%	LIFE		2-3	\$140,000	Б
Exhaust Fans Interior	80%	2022	\$261,600	2	\$6,500	В
Roof	20%	2022	\$47,000	2	\$1,600	В
Plumbing	2070	2022	\$47,000		\$1,000	ъ
H/C Water Piping						
Galv Iron/Steel	100% 0-2	5176,700 2027	* *	1		В
Garv Hon/Steel	Corroded, Extent : Severe, A	*				Ь
	Location : Throughout					
Water Heater						
Gas Fired	100%	2020	\$68,800	2	\$3,900	В
Out 1 1190	Other Observation, Extent:			_	42,200	_
	Location : Basement	0 . 33				
	Explanation: One 250 Gal	lon Tank				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2022	\$10,200	4	\$2,000	В
Sewage Ejector(s)						
Electric	100%	2022	\$10,200	4	\$2,000	В
Fixtures						_
Generic	100%					В
	Obsolete Fixtures, Extent : S	evere, Area Affected	: 100%			
	Location: Throughout					
Vertical Transport						
Elevators	1000/	I IIDD	* *			C
Geared Traction	100%	LIFE				С
	Other Observation, Extent:		: 100%			
	Location: Travel From 1st	: 12in Floor				
Fire Suppression	Explanation: 9 Units					
Fire Suppression Standpipe						
Generic	100%	2042	* *	1-5	\$132,200	В
Sprinkler	100/0	2072		1.3	Ψ132,200	ע
No Component	95%					D
Generic	5%	2032	* *	1-2	\$3,700	В
Generic	5 /0	2032		1-4	Ψ3,700	ט

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

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

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

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

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

Total	\$263,600	\$174,300	\$242,300	\$250,400
Priority C	\$61,100	\$11,000	\$5,100	\$50,600
Priority B	\$202,400	\$163,300	\$237,100	\$199,700
Priority A				
Total	\$263,600	\$174,300	\$242,300	\$250,400
Elevators/Escalators	\$88,800	\$88,800	\$88,800	\$88,800
Mechanical	\$66,200	\$32,300	\$65,300	\$62,500
Electrical	\$47,400	\$42,200	\$61,000	\$48,400
Interior Architecture	\$61,100	\$11,000	\$27,200	\$50,600
Exterior Architecture				
EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017



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

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

Asset #: 13877

Architecture	Current Repair	Future Replacement	Maintenance					
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Cod				
terior								
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	e, 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, A	Area Affected : 25%						
	Location: Courtyards							
	Thermally Inefficient, Extent : Moderat	e, 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				
1	Blisters, Extent : Moderate, Area Affect							
	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	Typected : 5070						
Single Dly Monthers		2023 \$56,300	10 \$16,000	Α.				
Single Ply Membrane	20%	. ,	10 \$16,000	A				
	Recent Repair Evident, Extent: Light, A	лгеа А <i>ђес</i> ња : 25%						
	Location : Over 8th Floor							

Interior

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

Asset #: 13877

Architecture	Current Repair		Future Replacement		М	Maintenance		
System Component Type		Date Est	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
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			\$1,455,300	2033	* *	3	\$57,800	C
					rea Affected : 25%			
			nd Offices, 9th					
	Cracking/Crun	_		-	ffected : 25%			
			nd Offices, 9th		1 1000/			
	Other Observa		t : Moderate, 1	Area Affe	ected : 100%			
	Location: Th	_						
	Explanation :	9x9 Tiles						
Interior Walls	20/			2026	* *	_	φ10. 2 00	a
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%		¢121 000	LIFE	* *	10	\$13,700	C
Plaster		OW Ablina Ext	\$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		evere, Area Aff	естеа : 10	00%			
		<i>i F 1001</i>						
Plaster	35%			LIFE	* *	5-10	\$102,100	C
Ceilings	• 0 - 1				ate ate	_	400.400	_
AcousTile, Adhered	20%			2028	* *	5	\$88,100	В
AcousTileSusp.Lay-In	10%			2036	* *	5	\$44,000	В
Gypsum Board	5%			LIFE	* *	5-10	\$75,700	В
Plaster	52%		# 60 000	LIFE	* *	5-10	\$393,500	В
Plaster		ow ow	\$60,000	LIFE	**	5	\$22,000	В
	Cracking/Crun		ent : Severe, A	rea Affec	ctea : 10%			
	Location: 9th		4 4 66		50/			
	Paint Peeling, Extent : Severe, Area Affected : 25% Location : 9th Floor							
	Staining/Disco Location: 9th	_	tent : Severe, A	rea Affeo	cted : 50%			
	Water Penetral	ion, Exten	t : Severe, Are	a Affecte	d : 30%			

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

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

Asset #: 13877

Electrical	Current Repair	Future Replacement	N	Maintenance					
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Co FY	st Cycle (Yrs)	Estimated Cost	Priority Code				
Under 600 Volts	•								
Service Equipment									
Air Circuit Breaker	30%	2049	* 5	\$600	В				
	Other Observation, Extent : Moder Location : Electrical Room	rate, Area Affected : 100%							
	Explanation: Low Voltage Powe	r Breaker Rated @ 4000 Amp	eres						
Fused Disc Sw	70%	2033 *	* 5	\$1,300	В				
	Other Observation, Extent: Moder Location: Electrical Room								
	Explanation: 2-4000 Amps Main	n Service Protectors							
Switchgear / Switchboard	2007	2040	* 5	Φ.c.0.0	D				
Air Circuit Breaker	30%	2049	* 5	\$600	В				
	Other Observation, Extent: Moder	rate, Area Affectea : 100%							
	Location : Electrical Room								
	Explanation: Low Voltage Powe								
Fused Disc Sw	70%	2033 *	* 5	\$1,300	В				
Raceway									
Conduit	90%	2023 \$580,50			В				
Conduit	10%	2049 *	* 1		В				
Panelboards									
Fused Disc Sw	5%	2043	* 5	\$500	В				
Molded Case Bkrs	85%	2022 \$465,90		\$9,200	В				
Molded Case Bkrs	10%	2045 *	* 5	\$1,100	В				
Wiring									
Braided Cloth	90% 2-4 \$676,3	2040	* 1		В				
	Insulation Aged, Extent : Moderate Location : Throughout The Build								
Thermoplastic	10%	2049 *	* 1		В				
Motor Controllers									
Locally Mounted	60% 2-4 \$419,0	000 2043 *	* 5	\$800	В				
	On Extended Life, Extent : Modera Location : Basement	tte, Area Affected : 100%							
Locally Mounted	20%	2021 \$139,70	00 5	\$600	В				
Locally Mounted	20%		* 5	\$600	В				
Ground				+					
Grounding Devices									
Not Accessible	50%				D				
	Other Observation, Extent : Light, Area Affected : 0%								
	Location:								
	Explanation: Covered With Insu	lation							
Generic	50%		* 5	\$6,000	В				
Stand-by Power	5070	LII L		ψ0,000	<u> </u>				
Transfer Switches									
Automatic	100%	2028 *	* 1	\$126,300	В				
Tutomatic	100/0	2020	1	Ψ120,500	ט				

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

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

Asset #: 13877

Electrical	Current Repair	Future	Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Stand-by Power								
Generators	1000	2026	de de		φ1. π 0. 400	-		
Diesel	100%	2026	* *	1	\$158,400	В		
	Other Observation, Extent : Moderate,	Area Affec	ted : 100%					
	Location: Basement	<i>C</i> ,						
D	Explanation: 125 Kw Onan Cummin	s Genset						
Batteries	1000/	2016	\$600	5	¢01.200	D		
Nickel Cadmium	100%	2016	\$600	5	\$91,200	В		
Fuel Storage	50%	2031	* *	5	\$38,000	В		
Day Tank	Other Observation, Extent : Moderate,			3	\$38,000	Ь		
	Location: Generator Room	Area Ajjec	ieu . 10070					
	Explanation: No Available Rating Co	anacity						
Main Tank	50%	2038	* *	5	¢6,000	В		
Main Tank				3	\$6,000	Ь		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Generator Room							
	Explanation: 275 Gallons Capacity							
Lighting	Explanation: 273 Gartons Capacity							
Interior Lighting								
Fluorescent	75%	2023	\$1,534,300	10	\$281,400	В		
Tuorescent	Other Observation, Extent : Moderate,			10	Ψ201,100	D		
	Location: Throughout The Building	33						
	Explanation: T-12 Lamps							
Fluorescent	20%	2031	* *	10	\$75,000	В		
raorescent	Other Observation, Extent : Moderate,		ted : 100%	10	Ψ73,000	В		
	Location: Some Areas							
	Explanation: T-8 Lamps							
Fluorescent	5%	2023	\$102,300	10	\$18,800	В		
Tuorescent	Other Observation, Extent : Moderate,			10	φ10,000	Ъ		
	Location : Staircase Area Location : Staircase Area							
	Explanation : Compact Fluorescent I	Lamps						
Egress Lighting		<i>F</i> ~						
Emergency, Battery	40%	2023	\$67,200	10	\$39,500	В		
Exit, LED	60%	2038	* *	1	, , , , , , , , , , , , , , , , , , , ,	В		
Alarm								
Security System								
No Component	70%					D		
Generic	30%	2023	\$419,500	1	\$45,900	В		
	Other Observation, Extent : Moderate,		ted : 100%					
	Location : Lobby And Other Public Spaces							
	Explanation: CCTV Surveillance Ca	meras						
Fire/Smoke Detection								
No Component	65%					D		
Generic	35%	2023	\$1,675,400	1-3	\$91,100	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways And Offices							
	Explanation: Strobe Lights, Manual	Pull Station	n And Smoke Dete	ectors				

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

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

Asset #: 13877

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2033	* *	1		В
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : Sub Base	ement Steam Room					
	Explana	tion : Stean	n From Con Ed					
Conversion Equipment								
Pres. Reducing Valve/LF	P 100%	Now	\$5,700	2026	* *	5	\$12,200	В
Steam					,			
			: Severe, Area Affe	cted: 3%	6			
			ement Prv Room					
			Extent : Light, Area	Affected	: 5%			
			rement Prv Room		D ## 1	ъ.		
70 m m	Explana	tion : 2 Hee	at Exchangers For	Marriag	e Bureau Heating	Devices		
Distribution (P)	5 0/			20.45	* *		¢1.000	ъ
Hot Wtr Piping/Pump	5%			2045	**	4	\$1,000	В
Steam Piping/Pump	95%			2033	* *	4	\$19,200	В
Terminal Devices	5 0/			2021	* *		ф1 2 7 00	ъ
Air Handler	5%			2031		1	\$12,700	В
Convector/Radiator	90%			2021	\$3,928,900	1	\$119,200	В
Fan Coil Unit/Heat	5%			2031	* *	1	\$6,600	В
Air Conditioning								
Energy Source Electricity	100%			2039	* *	1		В
	10070			2039		1		ь
Conversion Equipment Reciprocating	5%			2031	* *	1	\$9,500	В
Compr/Chiller	370			2031		1	\$9,500	Ь
Compi/Cimici	R-22 Rofr	ioerant Fy	tent : Light, Area A	ffected ·	5%			
	_	_	oof, For Marriage		570			
XX 1 \(XX - 11 \ X \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \					¢007.700	1		
Window/Wall Unit	85%			2018	\$807,700	1		В
No Component	10%		Extent : Light, Area	Affect of	. 00/			D
		servanon, E 1 : Sub Base		Ајјестеи	. 070			
			emeni ctric Centrifugal Sj	ustam Ma	wan Paan Commaata	d		
Distribution	Ехріапа	iion . 1 Eie	ciric Centrijugai s	ysiem ive	ver been Connecte	<u>u</u>		
Distribution Chilled Wtr Pine /Pump	5%			2049	* *	4	¢1 000	В
Chilled Wtr Pipe/Pump				2049		4	\$1,000	Б
No Component	95%							υ
Terminal Devices Air Handler/Cool/Ht	50/			2031	* *	1	¢12.700	D
Air Handler/Cool/Ht	5%		Entant : Liaht Anaa			1	\$12,700	В
	Other Observation, Extent : Light, Area Affected : 5% Location : Marriage Bureau							
			e Bureau Aarriage Bureau					
No Com			натнаде Бигеаи					
No Component	95%							D
Heat Rejection	F.C.			2021	do do	2	61420 0	В
Air Condenser Unit	5%			2031	* *	2	\$14,300	В
No Component	95%							D

Ventilation

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

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

Mechanical		Current F	Repair	Future	e Replacement	M	aintenance	
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	В
Exhaust Fans								
Interior	90%			2023	\$459,900	2	\$11,400	В
Roof	10%			2028	* *	2	\$1,300	В
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2043	* *	1		В
Galv Iron/Steel	10%	2-4	\$2,800	2028	* *	1		В
			Ioderate, Area Affed Iain, Sub Basement	cted : 5%	Ó			
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$40,600	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2031	* *	4	\$2,000	В
Backflow Preventer								
No Component	50%							D
Generic	50%			2028	* *	1	\$12,600	В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	Other Obs Location		Extent : Light, Area	Affected	: 100%			
	Explana	tion : 10 U	nits - 2 Freight, 8 F	assenger				
Fire Suppression	•							
Standpipe								
Generic	100%			2043	* *	1-5	\$206,600	В
Sprinkler							•	
No Component	90%							D
Generic	10%			2033	* *	1-2	\$11,500	В

^{**} 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 : MIDTOWN COMMUNITY COURT
Address : 314 W. 54 STREET @EIGHTH AVE.

Borough : MANHATTAN Agency's Number : N/A

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



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

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

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior	'							•	
Exterior Walls									
Cast Stone/Terra Cotta	15%			LIFE	* *	5	\$201,200	Α	
Masonry: Brick	50%			LIFE	* *	5	\$85,900	A	
			Extent : Light, Area	a Affecte	d : 25%				
		: Through							
		Shed in Use i : Through	e, Extent : Moderat out	e, Area A	Affected : 50%				
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	Α	
		eteriorated Finish, Extent : Moderate, Area Affected : 50% Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 100%								
		: Through							
		tion : Paint	ed						
Steel	50%			2022	\$212,700	5	\$42,400	A	
Parapets	1.007				ale ale	.	ΦΦ 500		
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%	D	Fortuna : I to ba A	LIFE		5-10	\$4,000	A	
		Repairs in Progress, Extent : Light, Area Affected : 25% Location : Throughout							
Roof	Location	. Inrough	ош						
Under Construction	100%							D	
nterior	100/0								
Floors									
Carpet	15%			2022	\$63,500	3	\$15,000	C	
Cast in Place Concrete	5%			LIFE	**	5	\$14,600	Č	
Ceramic Tile	5%			2026	* *	5	\$3,300	C	
Marble Panels	5%	Now	\$43,000	LIFE	* *	5	\$2,500	C	
			nents, Extent : Mod		ea Affected : 20%		,		
	_	Crumbling, 1 : Main Sta	Extent : Moderate air	, Area Aj	ffected : 20%				
Quarry Tile	10%			2028	* *	5	\$10,000	С	
Vinyl Tile	40%			2023	\$272,900	3	\$13,400	Č	
Vinyl Tile	20%			2028	**	3	\$5,000	Č	

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

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

Asset #: 13880

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
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
	Location Water Per	ı : Main Sta	xtent : Moderate, A					
Plaster	40%			LIFE	* *	5-10	\$33,700	С
Ceilings								
AcousTileSusp.Lay-In	40%			2036	* *	5	\$26,700	В
AcousTileSusp.Lay-In	20%			2028	* *	5	\$13,400	В
Masonry: Vault Struct	5%			LIFE	* *	10	\$1,700	В
Plaster	10%	Now	\$24,600	LIFE	* *	5	\$4,200	В
	Location Water Pen	i : Bulkhead ietration, E	Extent : Moderate d xtent : Moderate, A r And Bulkhead	·	-			
Plaster	25%			LIFE	* *	5-10	\$28,700	В

Electrical		Current Rep	air	Futur	e Replacement	M	aintenance		
System Component Type	7	Cail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Jnder 600 Volts									
Service Equipment									
Fused Disc Sw	50%			2023	\$1,600	5	\$100	В	
	Other Obser	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location:	Location : Electrical Room							
	Explanatio	on : Main Se	rvice Disconnec	t Switch	Rated @ 800 Amp	eres			
Under Construction	50%							D	
Switchgear / Switchboard									
Fused Disc Sw	50%			2023	\$24,000	5	\$100	В	
Under Construction	50%							D	
Raceway									
Conduit	75%			2023	\$19,500	1		В	
Under Construction	25%							D	
Panelboards									
Fused Disc Sw	10%			2022	\$3,600	5	\$100	В	
Molded Case Bkrs	20%	2-4	\$7,300	2048	* *	5	\$100	В	
	On Extende	d Life, Exten	t : Severe, Area	Affected	! : 100%				
	Location:	Throughout							
Molded Case Bkrs	30%			2031	* *	5	\$200	В	
Molded Case Bkrs	20%			2022	\$7,300	5	\$200	В	
Under Construction	20%							D	

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

Asset #: 13880

Electrical		Current F	Repair	Futur	e Replacement	M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•							
Wiring								_
Braided Cloth	70%	2-4	\$19,600	2048	**	1		В
		_	nt : Moderate, Are out The Building	а Ајјесте	ea: 100%			
Themselestic		. Inrough	out The Building	2022	\$2.000	1		D
Thermoplastic Under Construction	10% 20%			2023	\$2,800	1		B D
Motor Controllers	2070							D
Locally Mounted	20%			2021	\$4,400	5		В
Under Construction	80%			_0_1	Ψ.,			D
Ground								
Grounding Devices								
Under Construction	50%							D
Generic	50%	Now	\$500	LIFE	**	5	\$200	В
			xtent : Severe, Are	a Affecte	ed : 100%			
	Location : Water Main Explanation : Corroded And Connected With Main Water Pipe							
Lighting	Ехрини	non . Corre	мей Ана Соппест	a wiin w	Tain water 1 tpe			
Interior Lighting								
Fluorescent	80%			2018	\$149,800	10	\$21,600	В
			xtent : Moderate, A	Area Affe	ected : 100%			
		_	out The Building					
		tion : T-12	Lamps					
Under Construction	20%							D
Egress Lighting	200/			2022	ф2 000	10	Φ2 100	D
Emergency, Battery Exit, LED	30% 70%			2023 2058	\$3,900 * *	10 1	\$2,100	B B
Alarm	70%			2038		1		Б
Security System								
No Component	70%							D
Generic	30%			2023	\$32,700	1	\$3,300	В
	Other Observation, Extent : Moderate, Area Affected : 100%							
		-	d, 1st, 5th And 6th					
	Explana	tion : CCT	/ Surveillance Syst	em				
Fire/Smoke Detection	700/							ъ
No Component	70%			2022	¢111 000	1.2	¢5 (00	D D
Generic	30%	arvation E	xtent : Moderate, A	2023	\$111,900	1-3	\$5,600	В
		ervanon, E : Hallway.		теи Ајје	. 100/0			
		-	, 1 Bells, Strobe Ligi	hts. Horn	s And Manual Pul	l Stations	5	
	Блрини		i Dens, birove Ligi	, 110///	o i i i i i i i i i i i i i i i i i i i	. Similotti	,	

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source Natural Gas	100%		2033	* *	1		В

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

Asset #: 13880

Mechanical	Current R	epair	Future	e Replacement	M	aintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Heating									
Conversion Equipment	1000/		2020	de de		Φ20.200			
Steam Boiler	100%		2028	* *	1	\$29,200	В		
	Other Observation, Ex Location: Basement	=	Affected	: 100%					
	Explanation: 1 Unit		a Panlaa	ad Du Naw Hat Wa	stan Paile				
Distribution	Ехрининоп . 1 Они	- Scheduled 10 D	е кершсе	ea by New Hot wa	ner Bone				
Steam Piping/Pump	100%		2023	\$251,300	4	\$2,200	В		
Steam 1 iping/1 amp	Other Observation, Ex	tent : Light, Area			•	Ψ2,200	Ь		
	Location : Througho	_	33						
	Explanation : Heatir		ment Is I	n Progress					
Terminal Devices	•	<u> </u>							
Convector/Radiator	100%		2021	\$340,000	1	\$9,500	В		
	Other Observation, Ex	tent : Light, Area	Affected	: 100%					
	Location: Througho								
	Explanation : Sched	uled To Be Replac	ed						
Air Conditioning									
Energy Source	1000/		2021	* *			ъ		
Electricity	100%		2031	* *	1		В		
Conversion Equipment	200/		2019	¢40,000	2	¢500	D		
Ext Pkg Unit - Cooling	30% Other Observation, Ex	tant : Light Arga	2018	\$49,900	2	\$500	В		
	Location: Througho		Пусстей	. 100/0					
	Explanation: A C Sy		t Is In Pr	noress					
Window/Wall Unit	40%	to the first transfer of the first transfer	2018	\$29,600	1		В		
No Component	30%		2016	\$29,000	1		D		
Ventilation	3070								
Distribution									
Ductwork/Diffusers	30%		LIFE	* *	2-5	\$7,800	В		
No Component	70%						D		
Exhaust Fans									
Interior	30%		2018	\$11,900	2	\$300	В		
No Component	70%						D		
Plumbing									
H/C Water Piping									
Galv Iron/Steel	100%		2021	\$107,500	1		В		
	Corroded, Extent : Sev								
	Location: Water Main Valve, Basement								
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Througho		. Ducana						
Water Heater	Explanation : System	ı керійсетені IS I	n Frogre	33					
Gas Fired	100%		2023	\$8,400	2	\$400	В		
Gus i nou	Recent Replace Evider	nt. Extent : Light			2	ΨΤΟΟ	ע		
	Location : Basement	_							
Sanitary Piping									
Cast Iron	100%		LIFE	* *	1		В		
	/ -								

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 MIDTOWN COMMUNITY COURT

Mechanical	Current Repa	ir Futur	e Replacement	Maintenance				
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Plumbing								
Storm Drain Piping								
Cast Iron	100%	LIFE	* *	1		В		
Sump Pump(s)								
Rigid Piping	100%	2033	* *	4	\$1,300	В		
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location: Basement							
Fixtures								
Generic	100%					В		
Vertical Transport								
Elevators								
Geared Traction	100%	LIFE	* *			C		
	Other Observation, Exten Location : B-6	t : Light, Area Affected	! : 100%					
	Explanation: 1 Unit							
Fire Suppression								
Standpipe								
Generic	100%	2053	* *	1-5	\$15,400	В		
	Recent Installation, Exten	t : Light, Area Affectea	l : 100%					
	Location : Various							
Sprinkler								
No Component	85%					D		
Generic	15%	2023	\$63,000	1-2	\$1,200	В		

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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

Total	\$1,497,000	\$1,337,600	\$1,503,800	\$1,476,200
Priority C	\$230,800	\$30,200	\$197,900	\$135,700
Priority B	\$1,266,300	\$1,307,400	\$1,277,300	\$1,340,500
Priority A			\$28,600	
Total	\$1,497,000	\$1,337,600	\$1,503,800	\$1,476,200
Elevators/Escalators	\$1,101,500	\$1,101,500	\$1,101,500	\$1,101,500
Mechanical	\$84,200	\$126,500	\$108,900	\$172,500
Electrical	\$80,600	\$61,400	\$67,000	\$66,500
Interior Architecture	\$230,800	\$48,200	\$197,900	\$135,700
Exterior Architecture			\$28,600	
EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017



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

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls								
Masonry: Granite	100%			LIFE	* *	5	\$1,137,200	A
Windows								
Aluminum	95%			2039	* *	5	\$173,700	Α
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%		\$53,400	LIFE	* *	5	\$4,700	A
		r Miss/Eroo 1 : Coping	d, Extent : Moderat	e, Area A	Affected : 25%			
Roof								
Metal Panel	Location		-	2028 Area Affe	* * cted : 100%	10	\$27,000	A
Modified Bitumen	Location Water Pen	naged Flash n : Over 24	Extent : Moderate, A					A
Modified Bitumen	40%			2023	\$305,100	10	\$39,300	A
Panel/Paver: Cer/Brk		netration, E	\$55,500 Extent : Moderate, A iller Room In Sub-l	2043 Area Affe	* * cted : 20%			A
terior								
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

System Component Type % of Fail Date Estimated Cost FY Total (Years) Year Estimated Cost (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
Water Penetration, Extent : Moderate, Area Affected : 10%		
Location : Electrical Room		
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
Deteriorated Finish, Extent : Moderate, Area Affected : 20%		
Location: Stair To 25th Floor		
Paint Peeling, Extent : Moderate, Area Affected : 20%		
Location : Stair To 25th Floor		
Ceilings		
AcousTileConcealSpLn 15% 2028 ** 5	\$226,100	В
AcousTileSusp.Lay-In 5% 2028 ** 5	\$60,300	В
AcousTileSusp.Lay-In 32% 2036 ** 5	\$386,000	В
AcousTileSusp.Lay-In 3% 2040 ** 5	\$36,200	В
Exposed Concrete 3% Now \$149,500 LIFE ** 5	\$5,700	В
Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Sub Basement		
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%		
Location: Sub Basement		
Water Penetration, Extent : Moderate, Area Affected : 10% Location : Sub Basement		
Gypsum Board 2% LIFE ** 5-10	\$82,900	В
Plaster 15% Now \$333,200 LIFE ** 5	\$113,100	В
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%	, -	
Location: Corridors		
Staining/Discoloring, Extent : Moderate, Area Affected : 25% Location : Corridor(s) All floors		
Plaster 25% LIFE ** 5-10	\$518,200	В

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2043	* *	5	\$3,400	В
	Other Observation, Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: (3) 6000 Amps Bolted P. Bolted Pressure Main Disconnects.	ressure S	witch Main Disco	nnects; (4	4) 4000 Amps	

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

Asset #: 2071

Electrical	Current Repa	ir Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts		•				•	
Transformers							
Dry Type	50%	2021	\$7,500	5	\$1,400	В	
	Other Observation, Exten		ected : 100%				
	Location : Electrical Ro						
	Explanation : (3) 1000	Kva					
Dry Type	50%	2036	* *	5	\$1,400	В	
	Other Observation, Exten		ected : 100%				
	Location : Electrical Ro						
	Explanation: (2) 500 K	va , 480/277/208 Volts					
Switchgear / Switchboard							
Fused Disc Sw	10%	2023	\$89,400	5	\$300	В	
Molded Case Bkrs	70%	2043	* *	5	\$14,100	В	
Molded Case Bkrs	20%	2033	* *	5	\$4,000	В	
Raceway							
Busway	5%	2028	* *	1		В	
Conduit	55%	2023	\$639,600	1		В	
Conduit	40%	2043	* *	1		В	
Panelboards							
Molded Case Bkrs	50%	2022	\$502,200	5	\$10,100	В	
Molded Case Bkrs	50%	2039	* *	5	\$10,100	В	
Wiring		*** *********************************	* *			_	
Braided Cloth	20% 2-4	\$271,000 2048		1		В	
	Insulation Aged, Extent:		ea: 100%				
	Location: Throughout						
Busway	5%	2028	* *	1		В	
Thermoplastic	30%	2033	* *	1		В	
Thermoplastic	45%	2043	* *	1		В	
Motor Controllers				_			
Locally Mounted	20%	2021	\$239,900	5	\$1,000	В	
Locally Mounted	60%	2036	**	5	\$3,100	В	
Motor Control Center	20%	2021	\$239,900	5	\$4,200	В	
Ground							
Grounding Devices	1000/					ъ	
Not Accessible	100%	4 . T.: -1.4 A A A	. 00/			D	
	Other Observation, Exten	t : Lignt, Area Аffесtea	: 0%				
	Location:	AT- Maral Warran Dia	Daine Of Camera	M - 4 T7: -: 1	1. C 1 W.d.		
	Explanation : Connected Insulation	а 10 метаї water Ріре.	Point Of Contact I	NOT VISIE	ne - Coverea with		
Stand-by Power							
Transfer Switches	400:		_	_		_	
Automatic	100%	2040	* *	1	\$234,700	В	
Generators	400-			_		_	
Diesel	100%	2036	* *	1	\$294,400	В	
		Other Observation, Extent: Moderate, Area Affected: 100%					
	Location : Generator Re						
	Explanation: Cumminn	s Genset Rated @ 1352	? Kw				

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

Asset #: 2071

Electrical	Current Repair	Current Repair Future Replacemen		M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power						
Batteries						
Lead/Acid	100%	2018	\$700	5	\$28,200	В
Fuel Storage						
Day Tank	50%	2045	* *	5	\$74,800	В
	Other Observation, Extent: Moderate,		cted : 100%			
	Location: Generator Room / Baseme	nt				
	Explanation: 550 Gallons Capacity		de de		*11.00	
Main Tank	50%	2038	* *	5	\$11,900	В
Lighting						
Interior Lighting	500/	2020	* *	10	¢426 100	D
Fluorescent	59% Other Observation Extent Moderate	2028		10	\$436,100	В
	Other Observation, Extent: Moderate, Location: Throughout The Building	Агеи Ајје	ciea . 100%			
	Explanation: T-8 Lamps					
Fluorescent	30%	2023	\$1,307,900	10	\$221,800	В
Fluorescent	Other Observation, Extent: Moderate,			10	\$221,800	Ь
	Location: Throughout The Building	111 eu 11jje	ciea . 100/0			
	Explanation: T-12 Lamps					
Fluorescent	10%	2023	\$436,000	10	\$73,900	В
Puorescent	Other Observation, Extent : Moderate,			10	\$73,900	ъ
	Location: Corridors And Basement	717 cu 71jj c	cica . 10070			
	Explanation: Compact Fluorescent L	amps				
HID	1%	2023	\$36,100	10	\$300	В
Egress Lighting	170	2023	ψ30,100	10	Ψ300	ь
Emergency, Battery	50%	2028	* *	10	\$97,300	В
Emergency, Buttery	Other Observation, Extent: Moderate,		ected : 100%	10	Ψ>7,500	D
	Location: Throughout The Building	33				
	Explanation: Some Lighting Fixtures	Are Equi	pped With Battery	Pack		
Exit, LED	50%	2051	* *	1		В
Exterior Lighting						
HID	100%	2023	\$340,100	10	\$2,400	В
Alarm						
Security System						
No Component	70%					D
Generic	30%	2031	* *	1	\$85,300	В
	Other Observation, Extent: Moderate, Area Affected: 100%					
	Location: Lobby And Corridors	<i>a</i>				
E'm /Gm -1 D / /	Explanation : CCTV Surveillance Car	mera Syst	em			
Fire/Smoke Detection Under Construction	100%					D
Under Construction	100%					D

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

Heating

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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	
leating	•								
Energy Source									
Utility Steam	100%			2033	* *	1		В	
			Extent : Light, Area	Affected	: 100%				
			nt Steam Room						
<u> </u>	Explana	tion : Fron	ı Con Edison						
Conversion Equipment	1.000/			2026	* *	_	¢47,000	D	
Pres. Reducing Valve/LP	100%			2026	4. 4.	5	\$47,900	В	
Steam Distribution									
Steam Piping/Pump	100%			2033	* *	4	\$39,800	В	
Terminal Devices	100%			2033		4	\$39,000	ь	
Air Handler	10%			2023	\$531,000	1	\$49,900	В	
Convector/Radiator	90%			2023	\$331,000 * *	1 1	\$234,700	В	
	90%			2028		1	\$234,700	В	
Air Conditioning Energy Source									
Utility Steam	10%			2033	* *	1		В	
Electricity	90%			2033	* *	1		В	
Conversion Equipment	9 070			2031		1		ъ	
Absorption	10%			2032	* *	1	\$87,300	В	
Chiller/Steam/HW	10%			2032		1	\$87,300	Ь	
	Other Oh	sarvation I	Extent : Light, Area	Affected	. 100%				
			ement Air Condition						
			Of Equipment Cape		-	v City Ru	ildinas		
Int Disc Hait Cooling			Ој Едигрінені Сир			-		D	
Int Pkg Unit - Cooling	10%			2021	\$1,369,600	2	\$5,000	В	
Window/Wall Unit	65%			2018	\$1,316,200	1		В	
No Component	15%							D	
Distribution	1.00/			2022	* *	4	¢4.000	D	
Chilled Wtr Pipe/Pump	10%			2033	* *	4	\$4,000	В	
No Component	90%							D	
Terminal Devices	200/			2022	Ф 7 11 200	1	¢00.000	D	
Air Handler/Cool/Ht	20%			2023	\$711,200	1	\$99,800	В	
No Component	80%							D	
Heat Rejection	200/			2021	#244.200	2	#1.62.200	ъ	
Water Cool Tower	20%	D	T	2021	\$344,200	2	\$162,200	В	
	•		Extent: Light, Area	-		.1 77 1	D .		
			On 26th Floor Roof			tiy Unae	r кера <i>і</i> г		
			Extent : Light, Area	Affected	: 100%				
		n : 26th Flo	=			G! D	., ,,		
		tion : 90%	Of Equipment Cap	acity Ser	vices Other Nearb	y City Bu	ildings		
No Component	80%							D	
Ventilation									
Distribution									
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$142,300	В	
No Component	80%							D	
Exhaust Fans									
Interior	20%			2023	\$91,700	2	\$5,000	В	
No Component	80%							D	

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

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

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

Mechanical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
H/C Water Piping						
Brass/Copper	80%	2043	* *	1		В
Galv Iron/Steel	20%	2028	* *	1		В
HW Heat Exchanger						
Low Temp	100%	2033	* *	4	\$79,900	В
	Other Observation, Extent : L	ight, Area Affected : I	100%			
	Location: Basement					
	Explanation: 3 Units					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2023	\$11,100	4	\$2,000	В
Sewage Ejector(s)						
Electric	100%	2028	* *	4	\$1,300	В
Backflow Preventer						
Generic	100%	2031	* *	1	\$49,800	В
Fixtures						
Generic	100%					В
ertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent : L					
	Location: (16) 1-15 (8) 15				wer 24-36	
	Explanation: Total 31 Unit	s. 30 Main Elevators,	1 Tower Elevato	or		
ire Suppression						
Standpipe						
Generic	100%	2033	* *	1-5	\$407,100	В
Sprinkler						
No Component	70%					D
Generic	30%	2033	* *	1-2	\$67,800	В

^{**} 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 : 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	secture \$63,300			
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		

Total	\$210.800	\$103,200	\$45,900	\$28,800
Priority C	\$29,000	\$16,500	\$10,900	
Priority B	\$110,800	\$53,300	\$35,000	\$28,800
Priority A	\$71,000	\$33,400		
Total	\$210,800	\$103,200	\$45,900	\$28,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Mechanical	\$36,900	\$10,300	\$17,000	\$11,900
Electrical	\$16,300	\$10,300	\$10,000	\$9,000
Interior Architecture	\$78,700	\$41,300	\$10,900	
Exterior Architecture	\$71,000	\$33,400		
EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017



Maintenance \$ are aggregated over a 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
xterior								
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	Α
	_		Extent : Light, Ared acade, East Facade		d : 10%			
Window Wall	5%			2049	* *	5	\$7,900	A
Windows								
Aluminum	100%	Now	\$63,300	2045	* *	5	\$6,600	A
		netration, E n : North Fo	Extent : Moderate, A acade	Area Affe	cted : 10%			
Parapets								
Metal Panel	65%			2049	* *	5	\$47,400	Α
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
Memorane		ck Ballast, 1 : Through	Extent : Moderate, out	Area Afj	fected : 100%			
terior								
Floors								
Carpet	40%			2024	* *	3	\$49,600	C
Cast in Place Concrete	5%	Now	\$12,500	LIFE	* *	5	\$9,000	C
		_	, Extent : Moderate g Fire Protection R		ffected : 100%			
Ceramic Tile	3%			2036	* *	5	\$2,500	С
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
		servation, E 1 : First Flo	Extent : Moderate, A oor, Lobby	Area Affe	ected : 100%			
	Explana	tion : This	Component Is Actu	ally Slate	e Panels			
Wood	5%			LIFE	* *	5	\$22,300	C
Ceilings								_
AcousTileSusp.Lay-In	60%			2040	* *	5	\$49,600	В
Exposed Concrete	25%			LIFE	* *	5-10	\$25,800	В
Gypsum Board	15%			LIFE	* *	5-10	\$42,600	В
	Water Penetration, Extent : Moderate, Area Affected : 5% Location : Commissioners Office							
			Extent : Moderate, A	Area Affe	ected : 5%			
			sioners Office					
	Explana	tion : The \	Water Is Coming Fr	om Balc	ony Above Office			

Maintenance \$ are aggregated over a 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 I	Repair	pair Future Replacement			Maintenance		
System Component Type	% of Fail Date Total (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	В	
	Other Observation, E		rea Affe	cted : 100%				
	Location : Electrica		. G 1	D . 1 @ 4000 A				
Carital area / Carital head	Explanation: Main	Service Disconnec	t Switch	Ratea @ 4000 An	iperes			
Switchgear / Switchboard Fused Disc Sw	95%		2049	* *	5	\$200	В	
Molded Case Bkrs	5%		2049	* *	5	\$100	В	
Raceway	3 70		2049			\$100	В	
Conduit	100%		2049	* *	1		В	
Panelboards	10070		2047				В	
Molded Case Bkrs	100%		2045	* *	5	\$1,500	В	
Wiring	10070		2043			Ψ1,500	В	
Thermoplastic	100%		2049	* *	1		В	
Motor Controllers	10070		2017					
Locally Mounted	30%		2040	* *	5	\$100	В	
Motor Control Center	70%		2040	* *	5	\$1,100	В	
Ground	7070		20.0			Ψ1,100		
Grounding Devices								
Generic	100%		LIFE	* *	5	\$1,600	В	
Stand-by Power								
Transfer Switches								
Automatic	100%		2040	* *	1	\$17,100	В	
Generators								
Diesel	100%		2036	* *	1	\$21,400	В	
	Other Observation, E	Extent : Moderate, A	rea Affe	cted : 100%				
	Location : Generat	or Room						
	Explanation : Gene	rator Rated @ 1400) Kw					
Batteries								
Nickel Cadmium	100%		2018	\$600	5	\$12,300	В	
Fuel Storage								
Main Tank	100%		2058	* *	5	\$1,600	В	
	Other Observation, E		rea Affe	cted : 100%				
	Location : Basemer							
.	Explanation: 7500	Gallons Capacity						
Lighting								
Interior Lighting	0.50/		2021	* *	10	¢42.100	ъ	
Fluorescent	85%	Eutont Modonato A	2031		10	\$43,100	В	
	Other Observation, E Location : Through		геа Ајје	стеа : 100%				
	ē							
771	Explanation: T-8 I	amps	2021		4.0	40 #00		
Fluorescent	5%	7 1	2031	**	10	\$2,500	В	
	Other Observation, E		rea Affe	стеа : 100%				
	Location : Corrido							
IIID	Explanation: T-5 I	amps	2021	راء داي	1.0	#200		
HID	10%		2031	* *	10	\$200	В	

Maintenance \$ are aggregated over a 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	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Egress Lighting						
Emergency, Service	50%	2031	* *	1		В
Exit, LED	50%	2058	* *	1		В
Exterior Lighting						
HID	100%	2031	* *	10	\$200	В
Alarm						
Security System						
Generic	100%	2031	* *	1	\$20,700	В
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%			
	Location : Throughout T	he Building				
	Explanation: CCTV Sur	veillance Cameras				
Fire/Smoke Detection						
Generic	100%	2031	* *	1-3	\$34,100	В
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%			
	Location : Throughout T	he Building				
	Explanation : Strobe Lig	hts, Smoke Detectors,	Manual Pull Static	ons, Aları	n Bells	

Mechanical	Current Repair Future Replacement Maintenance						
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source Interruptible Gas/Dual Fuel	100%		2049	* *	1		В
Conversion Equipment							
Hot Water Boiler	100%		2040	* *	1	\$27,400	В
		, Extent : Light, Area	Affected	: 100%			
		nent Boiler Room					
	Explanation: 2 U	Units					
Distribution							
Hot Wtr Piping/Pump	100%		2045	* *	4	\$2,700	В
Terminal Devices							
Air Handler	70%		2031	* *	1	\$24,000	В
Convector/Radiator	30%		2040	* *	1	\$5,400	В
Air Conditioning							
Energy Source							
Electricity	100%		2045	* *	1		В
Conversion Equipment							
Int Pkg Unit - Cooling	20%		2027	* *	2	\$700	В
Ext Pkg Unit -	80%		2028	* *	2	\$2,700	В
Heating/Cooling							
Distribution							
Chilled Wtr Pipe/Pump	20%		2049	* *	4	\$500	В
No Component	80%						D
Heat Rejection							
Remote Air Cond	20%		2028	* *	2	\$7,700	В
No Component	80%						D

Maintenance \$ are aggregated over a 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

Mechanical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Ventilation							
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$48,800	В	
Exhaust Fans							
Roof	100%	2028	* *	2	\$1,700	В	
Plumbing H/C Water Piping Brass/Copper	100%	2049	* *	1		В	
Water Heater	100,0						
Gas Fired	100% Other Observation, Extent: Light Location: Basement Explanation: 2 Dual Fuel Uni		\$14,500 : 100%	2	\$800	В	
Sanitary Piping	1						
Cast Iron	100%	LIFE	* *	1		В	
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1		В	
Backflow Preventer							
Generic	100%	2031	* *	1	\$3,400	В	
Fixtures							
Generic	100% Low Consumption Fixtures, Extended Location: Throughout	ent : Light, Area A	Affected : 100%			В	
Vertical Transport Elevators							
Hydraulic	100% Other Observation, Extent : Ligh	LIFE	**			C	
	Location: C-3 Explanation: Two Units	u, meu nyeeteu .	. 10070				
Fire Suppression							
Standpipe	1000/	2049	* *	1 5	¢27.000	D	
Generic	100%	2049	str. str.	1-5	\$27,900	В	
Sprinkler Generic	100%	2049	* *	1-2	\$15,500	В	
Fire Pump Generic	100%	2036	* *	1	\$10,300	В	

Maintenance \$ are aggregated over a 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 : 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

Total	\$270,800	\$87,600	\$122,800	\$124,700
Priority C	\$70,900		\$4,600	\$44,600
Priority B	\$156,300	\$87,600	\$118,200	\$80,100
Priority A	\$43,600			
Total	\$270,800	\$87,600	\$122,800	\$124,700
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
Mechanical	\$83,000	\$47,500	\$77,400	\$41,500
Electrical	\$16,600	\$13,400	\$14,100	\$12,000
Interior Architecture	\$101,000		\$4,600	\$44,600
Exterior Architecture	\$43,600			
EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017



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

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

Asset #: 4381

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority 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
	_	_	Extent: Light, Are	ea Affecte	ed : 5%			
	Location	: Stairwell	ls, Basement					
Gypsum Board	50%			LIFE	* *	5-10	\$154,300	С
Plaster	20%			LIFE	* *	5-10	\$30,900	C
Ceilings								
AcousTileSusp.Lay-In	85%	2-4	\$51,500 e, Extent : Light, Ar	2028	* *	5	\$77,900	В
		: Lobby, C	_	ей Ајјесі	iea . 570			
			Extent : Light, Are	aa Affact	ad · 50/			
	_	iscoloring, : Lobby, C	_	еи Ајјеси	ей . 570			
F 10		. дообу, С	orraors —	TIPE	* *	7.10	Φ11 F00	Т.
Exposed Concrete	5%	2.4	φ102 2 00	LIFE	* *	5-10	\$11,500	В
Exposed Struc: Steel	5%	2-4	\$103,200	LIFE				В
		_	xtent : Light, Area t, Throughout	Affected	: 5%			
Gypsum Board	5%			LIFE	* *	5-10	\$31,500	В

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

Under 600 Volts

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

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

Asset #: 4381

Electrical	Current Re	pair	Futur	e Replacement	Ma	aintenance		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
nder 600 Volts								
Service Equipment Fused Disc Sw	100% Other Observation, Ex. Location : Electrical	Room			5	\$600	В	
	Explanation: One 30	000 Amps Main D	isconnec	t Switch				
Switchgear / Switchboard Fused Disc Sw Fused Disc Sw	80% 20%		2049 2033	* *	5 5	\$400 \$100	B B	
Raceway	2070		2000			Ψ100		
Conduit	80%		2049	* *	1		В	
Conduit	20%		2033	* *	1		В	
Panelboards								
Fused Disc Sw	10%		2045	* *	5	\$300	В	
Fused Disc Sw	5%		2045	* *	5	\$100	В	
Molded Case Bkrs	10%		2031	* *	5	\$300	В	
Molded Case Bkrs	75%		2045	* *	5	\$2,400	В	
Wiring							_	
Thermoplastic	90%		2049	* *	1		В	
Thermoplastic	10%		2033	* *	1		В	
Motor Controllers	200/		2026	* *	_	¢200	D	
Locally Mounted	30%		2036	**	5 5	\$200	В	
Motor Control Center	70%		2036		3	\$2,300	В	
round Grounding Devices								
Grounding Devices Generic	100%		LIFE	* *	5	\$3,600	В	
tand-by Power	10070		LITE			Ψ3,000		
Transfer Switches								
Automatic	100%		2040	* *	1	\$37,900	В	
Generators						+++,,,,,,		
Diesel	100% Other Observation, Ex. Location : Outside	tent : Moderate, A	2036 Area Affe	* * cted : 100%	1	\$47,500	В	
	Explanation: One 27	'5 Kw						
Batteries Lead/Acid	100%		2018	\$600	5	\$4,500	В	
Fuel Storage Main Tank	100% Other Observation, Ex. Location: Basement Explanation: One 50		2038 Area Affe	* * cted : 100%	5	\$3,600	В	

Lighting

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

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

Asset #: 4381

Electrical	Current Repai	r Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						
Fluorescent	95%	2031	* *	10	\$106,700	В
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation: T-8 Lamps					
Fluorescent	3%	2031	* *	10	\$3,400	В
	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location: Lobby					
	Explanation: T-5 Lamps					
HID	2%	2023	\$1,400	10	\$100	В
Egress Lighting						
Emergency, Service	49%	2031	* *	1		В
Emergency, Battery	1%	2023	\$500	10	\$300	В
Exit, LED	50%	2063	* *	1		В
Exterior Lighting						
HID	100%	2023	\$50,700	10	\$400	В
Alarm						
Security System						
No Component	70%					D
Generic	30%	2031	* *	1	\$13,800	В
Fire/Smoke Detection				•		
No Component	70%					D
Generic	30%	2031	* *	1-3	\$22,700	В

Mechanical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2043	* *	1		В
Conversion Equipment							
Hot Water Boiler	100%		2036	* *	1	\$60,700	В
Distribution							
Hot Wtr Piping/Pump	100%		2039	* *	4	\$9,100	В
Terminal Devices							
Air Handler	40%		2028	* *	1	\$30,300	В
Convector/Radiator	20%		2036	* *	1	\$7,900	В
Fan Coil Unit/Heat	40%		2028	* *	1	\$15,900	В
	Other Observation, E.	xtent : Light, Area A	Affected	: 60%			
	Location : Serves Pe	erimeter Of Building	3				
	Explanation: Dual	Temperature Fan C	oil Unii	ts			
Air Conditioning							
Energy Source							
Electricity	10%		2039	* *	1		В
Natural Gas	90%		2043	* *	1		В

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

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

Asset #: 4381

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Air Conditioning Conversion Equipment Absorption Chiller/Steam/HW	90%	0-2	\$20,500	2032	* *	1	\$107,400	В	
			: Light, Area Affec						
			nt Mechanical Equi	_		Not Hold	ing Vacuum		
			Extent : Light, Are						
		ı : Basemer	nt Mechanical Equi						
Reciprocating Compr/Chiller	10%			2028	* *	1	\$5,700	В	
Distribution									
Chilled Wtr Pipe/Pump	100%			2043	* *	4	\$9,100	В	
Terminal Devices	10070			2043			ψ>,100		
Air Handler/Cool/Ht	100%			2028	* *	1	\$75,800	В	
Heat Rejection	10070						Ψ72,000		
Water Cool Tower	100%			2024	* *	2	\$123,200	В	
Ventilation							, -,		
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$108,100	В	
Exhaust Fans									
Interior	90%			2028	* *	2	\$3,400	В	
Roof	10%			2028	* *	2	\$400	В	
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2043	* *	1		В	
Water Heater									
Gas Fired	100%			2018	\$32,200	2	\$1,800	В	
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1		В	
Sewage Ejector(s)									
Electric	100%			2028	* *	4	\$1,300	В	
Backflow Preventer								_	
Generic	100%			2028	* *	1	\$7,600	В	
Fixtures	4.00							_	
Generic	100%							В	
Vertical Transport									
Elevators Geared Traction	100%			LIFE	* *			C	
Geared Traction	Other Obs	servation, E 1 : (1) B-9,	Extent : Light, Area (2) 1-9					C	
		tion : 3 Un							
Fire Suppression									
Standpipe									
Generic	100%			2043	* *	1-5	\$61,800	В	
Sprinkler	/ -						, - , - , -		
Generic	100%			2043	* *	1-2	\$34,400	В	
Generic	10070			2043		1-4	Ψ3+,+00	ъ	

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

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

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

Mechanical	Current Repa	ir Futur	e Replacement	Ma	intenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression Fire Pump Generic	100%	2032	* *	1	\$22,900	В

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



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

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

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

Architecture	Currer	nt Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
xterior							
Exterior Walls					_	* * * * * * * * * * * * * * * * * *	
Masonry: Brick	90%	***	LIFE	* *	5	\$160,700	A
Masonry: Limestone	10% 4+	\$44,400	LIFE	* *	5	\$13,400	A
		Moderate, Area Affect	ted : 5%				
	Location: Main			cc . 1 100/			
	_	ng, Extent : Moderate	e, Area A	ffected: 10%			
****	Location : Main	Entrance					
Windows	1000/		2020	* *	5	¢50,600	
Aluminum	100%		2028	-11-	5	\$58,600	A
Parapets Masangu Briefs	9 <i>5</i> 0/		LIEE	* *	5	¢19.700	٨
Masonry: Brick	85% 10% Now	\$26,100	LIFE	* *	5	\$18,700	A
Masonry: Limestone		\$20,100 rod, Extent : Moderat	LIFE		5	\$2,800	A
	Location : Copin		e, Area r	ijjeciea . 2570			
		8 ated, Extent : Modera	ita Araa	Affacted : 50%			
	Location : Copin		ue, Areu	Affected . 50/0			
M (I D 'I		<u>8</u>	2022	* *	7.10	Φ10 000	
Metal Rail	5%		2033	* *	5-10	\$19,800	A
Roof	1000/		2020	* *	10	¢127.200	
Modified Bitumen	100%		2028		10	\$127,300	A
terior							
Floors Carpet	15%		2019	\$257,500	3	\$65,900	C
Carpet	5%		2019	\$85,800	3	\$22,000	C
Cast in Place Concrete	10%		LIFE	**	5	\$64,100	C
Cast in Flace Concrete 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 Vinyl Tile	5%		2028	**	3	\$5,500	C
Vinyl Tile Vinyl Tile	10%		2015	\$276,800	3	\$11,000	C
vinyi The		, Extent : Moderate, A			3	\$11,000	C
	Location : Penth		rea rijje	ciea . 100/0			
	Explanation: 9x						
Interior Walls	Explanation : 5x) Units					
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	* *	5	Ψ23,000	C
Marble Panels	5%		LIFE	* *			C
Marble Panels	3% 3%		LIFE	* *			C
Plaster	58%		LIFE	* *	5	\$44,500	C
Wood	2%		LIFE	* *	5 5	\$20,500	C
woou	∠%0		LILE		J	\$ZU,3UU	

Note: 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 F	Repair	Futur	e Replacement	Ma	aintenance	
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	В
AcousTileSusp.Lay-In	10%			2033	* *	5	\$29,500	В
AcousTileSusp.Lay-In	5%			2033	* *	5	\$14,800	В
AcousTileSusp.Lay-In	5%			2037	* *	5	\$14,800	В
Exposed Concrete	10%			LIFE	* *	5	\$4,600	В
Gypsum Board	5%			LIFE	* *	5	\$18,500	В
Plaster	60%			LIFE	* *	5	\$110,800	В

ectrical	Cui	rent Repair	Futur	e Replacement	М	aintenance	
stem Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts							
Service Equipment							
Fused Disc Sw	70%		2020	\$112,900	5	\$700	В
		tion, Extent : Moderate,	Area Affe	ected : 100%			
		d Electrical Room					
	Explanation :	No Ratings Available					
Fused Disc Sw	30%		2040	* *	5	\$300	В
		tion, Extent : Moderate,	Area Affe	ected : 100%			
		w Electrical Room					
	Explanation :	Main Service Switch R	ated @ 40	000 Amperes			
Switchgear / Switchboard							
Fused Disc Sw	50%		2046	* *	5	\$500	В
Molded Case Bkrs	50%		2040	* *	5	\$2,800	В
Raceway							
Conduit	80%		2020	\$344,000	1		В
Conduit	20%		2046	* *	1		В
Panelboards							
Fused Disc Sw	10%		2019	\$35,800	5	\$500	В
Molded Case Bkrs	30%		2036	* *	5	\$1,700	В
Molded Case Bkrs	40%		2019	\$143,200	5	\$2,300	В
Molded Case Bkrs	20%		2042	* *	5	\$1,100	В
Wiring							
Braided Cloth		-4 \$50,100		* *	1		В
	Insulation Aged Location : Ol	d, Extent : Moderate, Ai d Section	rea Affecte	ed : 100%			
Thermoplastic	30%		2040	* *	1		В
Thermoplastic	40%		2030	* *	1		В
Thermoplastic	20%		2046	* *	1		В
Motor Controllers							
Locally Mounted	70%		2018	\$325,900	5	\$1,000	В
Locally Mounted	30%		2037	* *	5	\$400	В

Ground

Maintenance \$ are aggregated over a 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

Electrical	Current Repair	Future	Future Replacement Maintenance		\$3,200 \$65,900 \$82,700 \$47,600 \$18,200			
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Ground								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$3,200	В		
	Other Observation, Extent : N		cted : 100%					
	Location : Sub Basement In							
	Explanation : Metal Water I	Pipe						
Stand-by Power								
Transfer Switches								
Automatic	100%	2037	* *	1	\$65,900	В		
Generators								
Diesel	100%	2033	* *	1	\$82,700	В		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Outside The Buil							
	Explanation: 810 Kw Diese	el Genset						
Batteries								
Nickel Cadmium	100%	2015	\$600	5	\$47,600	В		
Fuel Storage								
Day Tank	50%	2042	* *	5		В		
Underground Storage	50%	LIFE	* *	5	\$6,100	В		
Lighting								
Interior Lighting								
Fluorescent	70%	2020	\$685,600	10	\$125,700	В		
	Other Observation, Extent : N		cted : 100%					
	Location : Throughout The	Building						
	Explanation: T12 Lamps							
Fluorescent	28%	2028	* *	10	\$50,300	В		
	Other Observation, Extent : M	Aoderate, Area Affe	cted : 100%					
	Location: New Addition							
	Explanation: T-8 Lamps An	ıd Cfl						
HID	2%	2020	\$16,200	10	\$100	В		
Egress Lighting								
Emergency, Battery	40%	2028	* *	10	\$18,900	В		
Exit, Service	60%	2028	* *	1	•	В		

Mechanical	Current Re	epair	Future	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Y	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Interruptible Gas/Dual	100%	2	2040	* *	1		В
Fuel							
Conversion Equipment							
Heat Exchanger	10%	2	2029	* *	1	\$9,700	В
Steam Boiler	90%	2	2025	* *	1	\$174,800	В
	Other Observation, Ex	tent : Moderate, Are	a Affe	cted : 100%			
	Location : Queens Ci	riminal Court, DA C	Office,	And Queens Hous	e Of Det	ention	
	Explanation: 3 Large Nearby City Building		Unit F	For Summer Use. I	Boilers Al	lso Supply Other	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset #: 2039

Mechanical	Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Distribution							
Hot Wtr Piping/Pump	10%		2036	* *	4	\$1,000	В
Steam Piping/Pump	90%		2040	* *	4	\$8,700	В
Terminal Devices				de de		**	_
Air Handler	20%		2025	* *	1	\$24,300	В
Convector/Radiator	70%		2033	* *	1	\$44,400	В
Fan Coil Unit/Heat	10%		2025	* *	1	\$6,300	В
Air Conditioning							
Energy Source	400/		2026	* *	1		D
Electricity Natural Gas	40% 60%		2036 2040	* *	1 1		B B
	00%		2040		1		D
Conversion Equipment Int Pkg Unit - Cooling	20%		2021	\$569,900	2	\$2,400	В
Reciprocating	60%		2021	\$309,900 * *	1	\$54,500	В
Compr/Chiller	0070		2023		1	\$34,300	ь
Compi/Cimici	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location : Basemer	_	1 199 0 0 0 0 0	. 100,0			
	Explanation : Rota	 rv Screw Compress	ors				
Reciprocating	20%	y seren compress	2025	* *	1	\$18,200	В
Compr/Chiller	2070		2023		1	Ψ10,200	Ъ
сотри стист	Other Observation, I	Extent : Light, Area	Affected	: 20%			
	Location : Boiler R	_	33				
	Explanation : Natu	ral Gas Engines Dr	iving Co	mpressors			
Distribution	•			•			
Chilled Wtr Pipe/Pump	100%		2040	* *	4	\$9,700	В
Terminal Devices							
Air Handler/Cool/Ht	100%		2025	* *	1	\$121,300	В
Heat Rejection							
Air Condenser Unit	40%		2025	* *	2	\$54,600	В
Water Cool Tower	60%		2024	* *	2	\$118,300	В
	Recent Replace Evid	ent, Extent : Light, 1	Area Affe	ected : 100%			
	Location : Roof						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$109,200	В
Exhaust Fans							_
Interior	90%		2025	* *	2	\$5,400	В
Roof	10%		2025	* *	2	\$600	В
Plumbing							
H/C Water Piping	1000/		2025	* *	1		D
Galv Iron/Steel	100%		2025	~ *	1		В
HW Heat Exchanger	1000/		2020	* *	4	¢00 100	D
Low Temp	100%		2030	~ *	4	\$29,100	В
Sanitary Piping	1000/		ם מודן	* *	1		D
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping	1000/		LIDD	* *	1		В
Cast Iron	100%		LIFE	* *	1		В

Maintenance \$ are aggregated over a 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

Mechanical	Current Repair	r Future	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estin	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						<u>_</u>
Sump Pump(s)						
Rigid Piping	100%	2020	\$10,200	4	\$1,300	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location: B-4					
	Explanation: One Unit					

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

Total	\$168,500	\$30,200	\$91,100	\$65,000
Priority C	\$87,400	\$4,400		\$40,300
Priority B	\$81,100	\$25,800	\$82,000	\$24,700
Priority A			\$9,100	
Total	\$168,500	\$30,200	\$91,100	\$65,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Mechanical	\$32,600	\$11,400	\$24,000	\$9,800
Electrical	\$21,200	\$6,500	\$50,100	\$7,000
Interior Architecture	\$106,900	\$4,400		\$40,300
Exterior Architecture			\$9,100	
EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017



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

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

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior								
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 Per	etration, E	xtent : Moderate, A	Area Affe	cted : 20%			
	Location	: Through	out					
terior								
Floors								
Carpet	10%	Now	\$64,100	2023	\$64,100	3	\$15,200	C
•	Punct/Tea	r/Impact D	amage, Extent : Se	vere, Are	ea Affected : 100%			
	Location	: Through	out					
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 100%			
		: Through						
Carpet	5%			2017	\$32,000	3	\$10,100	С
Ceramic Tile	5%	Now	\$12,000	2030	**	5	\$2,500	C
Columno The			ents, Extent : Ligh		ffected : 10%	3	Ψ2,500	C
		ı : Through		,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Mouble Donale	15%			LIFE	* *		¢11.400	
Marble Panels		0.2	\$40,600		* *	5	\$11,400	C
Terrazzo	25%	0-2	\$40,600	LIFE		5	\$19,800	C
	_	_	Extent : Moderate	, Area Ą	ijeciea : 20%			
		: Corridoi						
Vinyl Tile	5%	Now	\$51,700	2031	* *	3	\$1,900	C
			Extent : Severe, A					
			25, Custodians Offi		=			
			: Severe, Area Affe		0%			
	Location	: Custodia	ns Office & Throu	ghout				
Vinyl Tile	35%			2021	\$361,700	3	\$13,300	С

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

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

Asset #: 2041

Architecture	Current Repair		Future Replacement		M					
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		
	U	Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Tower, Room 200, 218, Basement								
		ling, Exteni 1 : Tower	t : Moderate, Area A	Affected	: 50%					
		netration, E 1 : Tower	Extent : Moderate, A	rea Affe	cted : 10%					
Plaster	50%			LIFE	* *	5	\$13,400	С		
Wood	2%			LIFE	* *	5	\$7,200	C		
Ceilings										
AcousTileSusp.Lay-In	20%			2034	* *	5	\$20,200	В		
	Punct/Tea	r/Impact D	amage, Extent : Li	ght, Area	Affected : 10%					
	Location	ı : Through	out							
Plaster	10%			LIFE	* *	5	\$6,300	В		
Plaster	65%			LIFE	* *	5	\$41,100	В		
Plaster	5%	Now	\$9,300	LIFE	* *	5	\$3,200	В		
	Cracking/Crumbling, Extent: Severe, Area Affected: 25% Location: Tower & Throughout Paint Peeling, Extent: Moderate, Area Affected: 25%									
		0.	Throughout	ijjeereu	. 25,0					

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2021	\$32,700	5	\$300	В
	Other Observation, Extent: Modera	ite, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: One 3000 Amps Ma	in Disconnec	t Switch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2021	\$111,800	5	\$1,700	В
Raceway						
Conduit	90%	2021	\$76,200	1		В
Conduit	10%	2031	* *	1		В
Panelboards						
Fused Disc Sw	5%	2020	\$4,800	5	\$100	В
Molded Case Bkrs	20%	2029	* *	5	\$300	В
Molded Case Bkrs	75%	2020	\$72,600	5	\$1,200	В

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

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

Asset #: 2041

Electrical		Current F	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	1.50/	2.4	Φ1 2 000	2016	* *			ъ
Braided Cloth	15%	2-4	\$12,800 ent : Moderate, Are	2046		1		В
		- Agea, Ехів 1 : Basemer		и Ајјест	za . 100%			
Thermoplastic	65%	. Busemer		2021	\$55,700	1		В
Thermoplastic	20%			2021	\$33,700 **	1		В
Motor Controllers	2070			2031		1		ъ
Locally Mounted	100%			2019	\$58,200	5	\$400	В
Ground	10070				\$20, 2 00		Ψ.00	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$900	В
Lighting								
Interior Lighting								
Fluorescent	96%			2021	\$324,200	10	\$55,000	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		_	out The Building					
		tion : T8 L	amps					
Incandescent	4%			2016	\$13,500	2	\$100	В
Egress Lighting	500/			2021	Ф12.000	10	Φ7. 500	ъ
Emergency, Battery	50%			2021	\$13,900	10	\$7,500	В
Exit, Service	50%			2021	\$5,500	1		В
Exterior Lighting HID	70%			2016	¢10.500	10	\$100	В
Incandescent	30%			2016	\$19,500 \$10,100	2	\$100	В
Lightning Protection	3070			2010	\$10,100			ъ
Arresters/Cabling								
Generic	100%			2024	* *	5	\$1,800	В
Alarm	10070						42,000	
Security System								
Generic	100%			2026	* *	1	\$23,400	В
Fire/Smoke Detection								
Generic	100%			2026	* *	1-3	\$39,700	В

Mechanical	Current Repair	Repair Future Replacement			Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating							
Energy Source							
Interruptible Gas/Dual	100%	2041	* *	1		В	
Fuel							
Conversion Equipment							
Steam Boiler	100%	2034	* *	1	\$61,900	В	
	Other Observation, Extent : L	ight, Area Affected : 100%	ó				
	Location: Basement						
	Explanation: 2 Units						

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

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

Mechanical	Current I	Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating								
Distribution								
Steam Piping/Pump	100%		2031	* *	4	\$4,600	В	
Terminal Devices	1000		2026	* *		#20.200	-	
Convector/Radiator	100%		2026	* *	1	\$20,200	В	
Air Conditioning								
Energy Source Electricity	100%		2037	* *	1		В	
Conversion Equipment	100/0		2037		1		ъ	
Window/Wall Unit	70%		2016	\$109,800	1		В	
No Component	30%		2010	Ψ10,,000	•		D	
Ventilation	•						<u> </u>	
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$34,800	В	
	Not in Service, Exten	t : Severe, Area Aff	fected : 10	00%				
	Location : Basemen	nt, 1st Floor, 2nd F	loor					
Plumbing								
H/C Water Piping							_	
Galv Iron/Steel	100% 0-2	\$22,800	2026	* *	1		В	
	Corroded, Extent : Se Location : Through			ain				
Water Heater	Location . Through	ioui Basemeni Ana	water wi	ain				
Gas Fired	100%		2020	\$17,800	2	\$900	В	
Sanitary Piping	10070		2020	\$17,000		Ψ900	ъ	
Cast Iron	100%		LIFE	* *	1		В	
Storm Drain Piping	10070		En E		-			
Cast Iron	100%		LIFE	* *	1		В	
Fixtures								
Generic	100%						В	
Vertical Transport								
Elevators								
Hydraulic	100%		LIFE	* *			C	
	Other Observation, I	· ·	Affected	: 100%				
	Location: $(1) B, G$							
T	Explanation: Two	Units						
Fire Suppression								
Standpipe Generic	100%		2031	* *	1.5	\$31,500	D	
Sprinkler	100%		2031		1-5	\$51,300	В	
Sprinkler No Component	80%						D	
Generic	20%		2031	* *	1-2	\$3,500	В	
Generic	2070		2031		1-4	ψ5,500	ט	

Maintenance \$ are aggregated over a 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 : 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

Total	\$222,200	\$236,200	\$215,000	\$189,000
Priority C		\$79,900	\$9,000	
Priority B	\$200,600	\$136,000	\$206,000	\$154,400
Priority A	\$21,500	\$20,300		\$34,600
Total	\$222,200	\$236,200	\$215,000	\$189,000
Elevators/Escalators	\$41,400	\$41,400	\$41,400	\$41,400
Mechanical	\$123,200	\$72,400	\$143,800	\$57,400
Electrical	\$36,000	\$22,200	\$20,800	\$28,500
Interior Architecture		\$79,900	\$9,000	\$27,000
Exterior Architecture	\$21,500	\$20,300		\$34,600
EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017



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

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

Asset #: 2055

rchitecture		Current F	Repair	Future Replacement		M			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
terior									
Exterior Walls									
Cast Iron	3%			LIFE	* *			Α	
Copper/Terne	25%			2057	* *	10	\$95,000	A	
Masonry: Brick	10%		\$58,400	LIFE	* *	5	\$16,200	A	
	Location	Efflorescence, Extent : Moderate, Area Affected : 10% Location : Penthouse							
	Horizontal Cracks, Extent : Moderate, Area Affected : 5% Location : Penthouse								
	Jnt Morta	r Miss/Eroc	l, Extent : Severe, A	Area Affe	ected : 10%				
	Location	ı : 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	
	Location	ı : Interior		Affected	: 100%				
	Explana	tion : Wrou	ght Iron						
Roof	4.504			20.50	ate ate	10	#2 0.000		
Copper/Terne	15%			2050	**	10	\$28,000	A	
Modified Bitumen	75% Blisters, E	Extent : Mod	lerate, Area Affect	2022 ed : 10%	\$433,600	10	\$55,900	A	
		ı : Through							
Skylight, Metal/Glass			\$21,500 xtent : Light, Area	2042 Affected	**			A	

Interior

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

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

Architecture		Current F	Repair	Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
nterior									
Floors								_	
Carpet	25%			2021	\$570,600	3	\$135,100	C	
Cast in Place Concrete	15%		\$176,500	LIFE	**	5	\$118,200	C	
		_	nents, Extent : Mod	erate, Ar	rea Affected : 25%				
		ı : Sub Base			CC4-1-150/				
	_	Crumbung, 1 : Sub Base	Extent : Moderate	, Area Ą	<i>пестеа : 15%</i>				
			етені						
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	С	
Interior Walls	20/	M	¢124.500	TIPE	* *			C	
Cast in Place Concrete	2%		\$134,500	LIFE				C	
		ıetration, E ı : Sidewall	xtent : Moderate, A	Area А <u></u> ijе	стеа : 25%				
				A A CC.	250/				
		servation, E 1 : Sidewall	Extent : Moderate, A	Area А <u></u> ∏е	гстеа : 25%				
			osion On Steel Coli		* *				
Glazed Ceramic Panel	20%			LIFE		-	Φ115 500	C	
Gypsum Board	60%	3.7	\$46.700	LIFE	* *	5	\$115,500	C	
Masonry: Brick	10%		\$46,700	LIFE	* *			C	
			ht, Area Affected :	5%					
	Location : Basement Water Penetration, Extent : Moderate, Area Affected : 5%								
		ıetraпon, Е ı : Basemer		<i>rea А</i> ӈе	сстеа : 5%				
		ı : Basemer	ut						
Plaster	5%			LIFE	**	5	\$4,800	C	
Plaster	3%			LIFE	* *	5	\$2,900	C	
Ceilings	4.50/			2025	de de	_	Φ	-	
AcousTile,Adhered	15%			2027	* *	5	\$54,000	В	
AcousTileSusp.Lay-In	55%			2035	* *	5	\$198,200	В	
Exposed Concrete	10%		E	LIFE	**	5	\$5,600	В	
	_	Crumbling, 1 : Basemer	Extent : Light, Are	ea Affect	ed : 5%				
Masonry: Vault Struct	5%		\$63,500	LIFE	**			В	
			d, Extent : Severe, 1 ader Sidewalk	Area Affe	ected : 10%				
			Severe, Area Affeo ader Sidewalk	ted : 10%	%				
	Water Per		xtent : Moderate, A	Area Affe	ected : 20%				
Plaster	15%			LIFE	* *	5	\$33,800	В	
1 105101	1,5%			PH.E	•	J	455,600	ט	

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

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

Asset #: 2055

Electrical	Current Repair	Future Rep	olacement	M		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment				_		_
Fused Disc Sw	100%	2048	**	5	\$1,100	В
	Other Observation, Extent: Mode	erate, Area Affected :	100%			
	Location: Electrical Room	. D . 10 4000 A	4 120	20.4		
G : 1 /G : 11	Explanation : 2- Electrical Serv	ices Rated @ 4000 A	mps And 200	00 Amps		
Switchgear / Switchboard Fused Disc Sw	1000/	2049	* *	5	¢1 100	D
-	100%	2048	**	5	\$1,100	В
Raceway	1000/	2040	* *	1		D
Conduit	100%	2048	**	1		В
Panelboards	1000/	2044	* *	-	фс 1 00	ъ
Molded Case Bkrs	100%	2044	**	5	\$6,400	В
Wiring	100-1	• • • • •	de de			_
Thermoplastic	100%	2048	* *	1		В
Motor Controllers				_		_
Locally Mounted	100%	2039	* *	5	\$1,600	В
Ground						
Grounding Devices						_
Not Accessible	100%					D
Stand-by Power						
Transfer Switches						_
Automatic	100%	2039	* *	1	\$74,300	В
Generators						_
Diesel	100%	2035	* *	1	\$93,200	В
	Other Observation, Extent : Mode	erate, Area Affected :	100%			
	Location: Basement					
	Explanation: 450 Kw					
Batteries				_		_
Lead/Acid	100%	2017	\$700	5	\$8,900	В
Fuel Storage						
Day Tank	50%	2044	**	5	\$22,300	В
	Other Observation, Extent : Light	, Area Affected : 100	9%			
	Location: Basement					
	Explanation: 125 Gals					
Main Tank	50%	2057	* *	5	\$3,600	В
Lighting						
Interior Lighting						
Fluorescent	100%	2030	* *	10	\$220,800	В
	Other Observation, Extent : Mode		100%			
	Location: Throughout The Buil	ding				
	Explanation: T-8 Lamps					
Egress Lighting						
Exit, LED	100%	2062	* *	1		В
Exterior Lighting						
HID	100%	2027	* *	10	\$800	В

Alarm

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

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

Asset #: 2055

Electrical	Currer	t Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm							
Fire/Smoke Detection							
No Component	70%						D
Generic	30%		2030	* *	1-3	\$44,600	В

lechanical	Current Repair		Futur	re Replacement	M		
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
eating							
Energy Source							
Utility Steam	100%		2042	* *	1		В
Conversion Equipment							
Heat Exchanger	60%		2031	* *	1	\$71,600	В
Pres. Reducing Valve/LP	40%		2025	* *	5	\$5,700	В
Steam							
Distribution							
Hot Wtr Piping/Pump	90%		2038	* *	4	\$16,100	В
Steam Piping/Pump	10%		2032	* *	4	\$1,200	В
Terminal Devices							
Unit Heater-Stm/HW	2%		2027	* *	4	\$700	В
No Component	80%						D
		servation, Extent : Light, Are	a Affected	l : 0%			
		n : Throughout Building					
	-	tion : Fan Coil Units At Each	Window	Provide Heating P	And Cool	ing - Covered	
	Under A						
No Component	18%						D
		servation, Extent : Light, Are		l : 0%			
		n : Mechanical Rooms On Ea					
-	Explana	tion : Air Handlers Are Cove	red Unde	r A C System			
ir Conditioning							
Energy Source	1000/		2020	de de			-
Electricity	100%		2038	* *	1		В
Conversion Equipment							_
Centrifugal, Elec Chiller	100%		2031	**	1	\$260,800	В
		efrigerant, Extent : Light, Are	ea Affected	d: 100%			
		n : Basement					
		servation, Extent : Light, Are	a Affected	l : 100%			
		n : Basement					
	Explana	tion: 2 Units					
Distribution							_
Chilled Wtr Pipe/Pump	100%		2042	* *	4	\$17,800	В
Terminal Devices							
Air Handler/Cool/Ht	20%		2027	* *	1	\$29,800	В
Fan Coil - Cool/Heat	80%		2027	* *	1	\$62,300	В
Heat Rejection							
Water Cool Tower	100%		2020	\$844,500	2	\$242,300	В

Ventilation

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

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

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
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	В
Exhaust Fans								
Interior	80%			2022	\$260,200	2	\$5,900	В
Roof	20%			2022	\$46,800	2	\$1,500	В
Plumbing								
H/C Water Piping								
Brass/Copper	25%			2032	* *	1		В
Galv Iron/Steel	75%			2027	* *	1		В
Water Heater								
Electric	100%			2020	\$45,600	4	\$1,400	В
HW Heat Exchanger					•			
High Temp	80%			2032	* *	4	\$19,100	В
Low Temp	20%			2032	* *	4	\$4,800	В
Sanitary Piping							. , ,	
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Submersible	100%			2015	\$6,700	4	\$2,000	В
Backflow Preventer					+ = , . = =		+-,	
Generic	100%			2022	\$28,500	1	\$14,900	В
Fixtures	100,0				Ψ20,200	-	Ψ1.,>00	
Generic	100%							В
Vertical Transport	10070							
Elevators								
Geared Traction	100%			LIFE	* *			С
Geared Traction		ervation F	Extent : Light, Area		· 100%			C
			Sub Basement : 1st			· 7th Fl	oor	
		_	Freight Unit And 5		· ·	. / 111 1 1	501	
Fire Suppression	ьлрита	ion . One I	reigin omi And J	1 usserig	ci Oiiis			
Standpipe								
Generic	100%			2042	* *	1-5	\$121,600	В
Sprinkler	10070			2042	•	1-3	Ψ121,000	ע
Sprinkier Generic	100%			2042	* *	1-2	\$67,500	В
	100%			2042		1-2	\$07,300	D
Fire Pump	1000/			2021	* *	1	¢45,000	D
Generic	100%			2031	**	1	\$45,000	В

Maintenance \$ are aggregated over a 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 : 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

\$177.400	\$96.300	\$92,900	\$129,600
\$30,000	\$10,100	\$12,000	\$30,000
\$137,200	\$86,200	\$80,900	\$99,700
\$10,300			
\$177,400	\$96,300	\$92,900	\$129,600
\$19,700	\$19,700	\$19,700	\$19,700
\$33,900	\$42,500	\$37,400	\$48,900
\$24,700	\$24,000	\$23,800	\$31,000
\$88,800	\$10,100	\$12,000	\$30,000
\$10,300			
FY 2014	FY 2015	FY 2016	FY 2017
	\$10,300 \$88,800 \$24,700 \$33,900 \$19,700 \$177,400 \$10,300 \$137,200 \$30,000	\$10,300 \$88,800 \$10,100 \$24,700 \$33,900 \$19,700 \$19,700 \$177,400 \$10,300 \$137,200 \$30,000 \$10,100	\$10,300 \$88,800 \$10,100 \$12,000 \$24,700 \$24,000 \$23,800 \$33,900 \$42,500 \$37,400 \$19,700 \$19,700 \$19,700 \$177,400 \$96,300 \$92,900 \$10,300 \$137,200 \$86,200 \$80,900 \$30,000 \$10,100 \$12,000



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

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

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior	•							•
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	Α
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		Α
Skylight, Metal/Glass	15%		\$43,700	2041	* *			A
,			xtent : Moderate, A		cted : 10%			
		n : Over Ro		33				
erior								
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							7=1,000	
Ceramic Tile	5%			2030	* *	5	\$10,600	С
Concrete Masonry Unit	5%			LIFE	* *	5	\$4,200	C
Masonry: Brick	25%			LIFE	* *	3	Ψ1,200	Č
musoing. Dilok			l, Extent : Moderat		Affected : 10%			C
		n : Rm 350,		., 1	33			
Granite Panels	5%			LIFE	* *			С
Marble Panels	10%			LIFE	* *			C
Plaster	15%			LIFE	* *	5	\$9,500	C
Plaster	35%			LIFE	* *	5	\$22,300	C

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

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

Asset #: 2053

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2034	* *	5	\$27,600	В
Exposed Concrete	5%	Now	\$38,000	LIFE	* *	5	\$1,400	В
			xtent : Moderate, A		cted : 10%			
			eps At Main Entrai					
	Other Obse	ervation, E	xtent : Moderate, A	Area Affe	ected : 20%			
	Location	: Below St	eps At Main Entrai	псе				
	Explanat	ion : Corre	oded Steel Angle					
Exposed Struc: Steel	2%	0-2	\$17,900	LIFE	* *			В
	Corrosion/	Rusting, E.	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	: Steam Ro	oom, Outside Trash	i Elevato	r			
	Water Pene	etration, E.	xtent : Severe, Area	a Affecte	d : 5%			
	Location	: Steam Ro	oom					
Exposed Struc: Steel	8%			LIFE	* *			В
Glass: Susp Panels	5%			LIFE	* *			В
Gypsum Board	5%			LIFE	* *	5	\$11,500	В
Masonry: Infill Arch	5%			LIFE	* *			В
Plaster	15%			LIFE	* *	5	\$17,200	В
Plaster	40%	4+	\$27,100	LIFE	* *	5	\$46,000	В
	Paint Peeli	ing, Extent	: Light, Area Affec	ted : 5%	,)		,	
	Location		_ 00					

Electrical	Current Repa	ir Future Re	placement	Ma	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2041	* *	5	\$3,400	В
	Other Observation, Exten	t : Moderate, Area Affected	: 100%			
	Location : Electrical Re	oom				
	Explanation : Two 4000 Hall Building	Amps Main Disconnect Swi	itch And One	Main Ser	vice Is For City	
Switchgear / Switchboard						
Fused Disc Sw	40%	2041	* *	5	\$200	В
Molded Case Bkrs	60%	2041	* *	5	\$2,000	В
Raceway						
Conduit	100%	2041	* *	1		В
Panelboards						
Molded Case Bkrs	100%	2037	* *	5	\$3,400	В
Wiring						
Thermoplastic	100%	2041	* *	1		В
Motor Controllers						
Locally Mounted	100%	2034	* *	5	\$900	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,900	В

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

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

Asset #: 2053

Electrical	Current Repair Futu		uture Replacement		aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Stand-by Power							
Transfer Switches	1000/	2024	* *	1	ф20. c00	D	
Automatic	100% Other Observation, Extent: Moderate, A	2034		1	\$39,600	В	
	Location : Basement	Area Ајје	ciea . 100%				
	Explanation : One Automatic Transfer	r Switch l	ls For City Hall Bu	ilding			
Generators							
Diesel	100%	2030	* *	1	\$49,700	В	
	Other Observation, Extent : Moderate, .	Area Affe	ected : 100%				
	Location: Generator Room						
	Explanation: Two 415 Kva Cummins	Genset					
Batteries				_		_	
Lead/Acid	100%	2015	\$700	5	\$4,700	В	
Fuel Storage	500/	2027	* *	_	#11.000	ъ	
Day Tank	50% Other Observation, Extent: Moderate, A	2037		5	\$11,900	В	
	Location : Generator Room	Area Ајје	сией . 100%				
	Explanation : Two 200 Gals						
M : T 1		20.40	* *		φ1 000	D	
Main Tank	50% Other Observation, Extent: Moderate, A	2049		5	\$1,900	В	
	Location : Basement	Area Ајје	сией . 100%				
	Explanation : One 10,000 Gals						
ighting	Explanation : One 10,000 Gais						
Interior Lighting							
Fluorescent	80%	2026	* *	10	\$94,100	В	
	Other Observation, Extent: Moderate, 1	Area Affe	ected : 100%		77.,		
	Location: Offices And Basement	33					
	Explanation: Using T8 Lamps						
Fluorescent	20%	2026	* *	10	\$23,500	В	
	Other Observation, Extent: Moderate,		ected : 100%		, -,		
	Location: Stairways, Receiving Room						
	Explanation: Using Compact Floures	scent Lan	ıps				
Egress Lighting							
Emergency, Service	60%	2026	* *	1		В	
Exit, LED	40%	2049	* *	1		В	
Exterior Lighting							
HID	50%	2021	\$28,700	10	\$200	В	
Incandescent	50%	2021	\$34,700	2	\$100	В	
Alarm							
Security System	1000	2021	4	_	* • • • • • •	-	
Generic	100%	2021	\$474,100	1	\$48,000	В	
Fire/Smoke Detection	1000/	2020	ىدى.	1.2	001.500	D	
Generic	100%	2029	* *	1-3	\$81,500	В	

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

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

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

Asset #: 2053

Code Type	Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
Energy Source	Component				Estimated Cost		Estimated Cost	Priority Code
Utility Steam								
Other Observation, Extent: Light, Area Affected: 100% Location: Throughout Explanation: Steam From Cont Edison		1000/		20.41	ale ale			ъ
Location : Throughout Explanation : Steam From Con Edison						1		В
Explanation : Steam From Con Edison				Ађестеа	: 100%			
Conversion Equipment Heat Exchanger 80% 2034 * * 1 \$50,900 B			-	_				
Heat Exchanger 80% 2034 ** 1 \$50,900 B Pres. Reducing Valve/LP 20% 2030 ** 5 \$1,500 B Steam Distribution Hot Wr 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 \$47,600 B Air Conditioning Energy Source District C.W. 100% 2047 ** 1 B Distribution Energy Source Distribution Explanation: From Nearby 1 Centre Street Municipal Building Terminal Devices Air Handler/Cool/Ht 80% 2047 ** 4 \$9,500 B Terminal Devices Air Handler/Cool/Ht 80% 2029 ** 1 \$63,500 B Fan Coil - Cool/Heat 20% 2029 ** 1 \$83,00 B Ventilation Distribution Distribution Ductwork/Diffusers 15% Now \$4,100 Life ** 2.5 \$10,700 B Exhaust Fans Interior 100% 2026 ** 2 \$4,000 B Exhaust Fans Interior 100% 2026 ** 2 \$4,000 B Plumbing H/C Water Piping Brass/Copper 100% 2047 ** 4 \$1,100 B Brass/Copper 100% 2047 ** 4 \$1,100 B Sanitary Piping Cast Iron 100% 2047 ** 4 \$1,100 B Sanitary Piping Cast Iron 100% Life ** 4 \$1,100 B Sanitary Piping Cast Iron 100% Life ** 4 \$1,100 B Sump Pump(s) Rigid Piping 100% Life ** 1 B Sump Pump(s) Rigid Piping 100% Life ** 1 B Backflow Preventer ** 4 \$1,300 B	Commercian Faminas and	Ехріапаі	ton : Steam From Con Eatson	ı				
Pres. Reducing Valve/LP 20% 2030 ** 5 \$1,500 B		Q00%		2034	* *	1	\$50,000	D
Steam	_							
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 Terminal Devices Air Handler/Cool/Ht 80% 2047 ** 4 \$9,500 B Terminal Devices Air Handler/Cool/Ht 80% 2029 ** 1 \$83,00 B Terminal Devices Air Handler/Cool/Ht 20% 2029 ** 1 \$83,00 B Terminal Devices Air Handler/Cool/Ht 20% 2029 ** 1 \$83,00 B Terminal Devices Air Handler/Cool/Ht 20% 2029 ** 1 \$83,00 B Terminal Devices Air Handler/Cool/Ht 20% 2029 ** 1 \$83,00 B Terminal Devices Air Handler/Cool/Ht 20% 2029 ** 1 \$83,00 B Terminal Devices Air Handler/Cool/Ht 20% 2029 ** 1 \$83,00 B Terminal Devices Air Handler/Cool/Ht 20% 2029 ** 1 \$83,00 B Terminal Devices Air Handler/Cool/Ht 20% 2029 ** 1 \$83,00 B Terminal Devices Air Handler/Cool/Ht 20% 2029 ** 1 \$83,00 B Terminal Devices Air Handler/Cool/Ht 20% 2029 ** 1 \$83,00 B Terminal Devices Air Handler/Cool/Ht	_	2070		2030		3	\$1,500	ъ
Hot Wtr Piping/Pump								
Terminal Devices		100%		2043	* *	1	\$9.500	R
Air Handler 60% 2029 ** 1 \$47,600 B Fan Coil Unit/Heat 40% 2029 ** 1 \$16,600 B Fan Coil Unit/Heat 40% 2029 ** 1 \$16,600 B Fan Coil Unit/Heat 40% 2029 ** 1 \$16,600 B Fan Coil Unit/Heat 40% 2047 ** 1 B Fan Coil C.W. 100% 2047 ** 4 \$9,500 B Fan Coil Cool/Heat 20% 2029 ** 1 \$63,500 B Fan Coil - Cool/Heat 20% 2029 ** 1 \$8,300 B Fan Coil - Cool/Heat 20% 2029 ** 1 \$8,300 B Fan Coil - Cool/Heat 20% 2029 ** 1 \$8,300 B Fan Coil - Cool/Heat 20% 2029 ** 2.5 \$10,700 B Fan Coil - Cool/Heat 20% 2029 ** 2.5 \$10,700 B Fan Coil - Cool/Heat 20% 2029 ** 2.5 \$10,700 B Fan Coil - Cool/Heat 20% 2029 ** 2.5 \$10,700 B Fan Coil - Cool/Heat 20% 2029 ** 2.5 \$10,700 B Fan Coil - Cool/Heat 20% 2029 ** 2.5 \$10,700 B Fan Coil - Cool/Heat 20% 2026 ** 2.5 \$60,800 B Fan Coil - Cool/Heat 20% 2026 ** 2.5 \$60,800 B Fan Coil - Cool/Heat 20% 2026 ** 2.5 \$60,800 B Fan Coil - Cool/Heat 20% 2047 ** 1 B Fan Coil - Cool/Heat 20% 2047 ** 1 B Fan Coil - Cool/Heat 20% 2047 ** 1 B Fan Coil - Cool/Heat 20% 2047 ** 4 \$19,100 B Fan Coil - Cool/Heat 20% 2047 ** 4 \$19,100 B Fan Coil - Cool/Heat 20% 2047 ** 4 \$19,100 B Fan Coil - Cool/Heat 20% 2047 ** 4 \$19,100 B Fan Coil - Cool/Heat 20% 2047 ** 4 \$19,100 B Fan Coil - Cool/Heat 20% 2047 ** 4 \$19,100 B Fan Coil - Cool/Heat 20% 2047 ** 4 \$19,100 B Fan Coil - Cool/Heat 20% 2047 ** 4 \$19,100 B Fan Cool/Heat 20% 2047 ** 4 \$1,300 B Fan Cool/Heat 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20% 20%		100/0		2073		<u>-</u> T	Ψ2,500	
Fan Coil Unit/Heat		60%		2029	* *	1	\$47,600	В
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					* *			
Energy Source		7070		2027			Ψ10,000	
District C.W. 100% 2047 ** 1 B Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : From Nearby 1 Centre Street Municipal Building								
Other Observation, Extent: Light, Area Affected: 100% Location: Throughout Explanation: From Nearby 1 Centre Street Municipal Building		100%		2047	* *	1		В
Location : Throughout			ervation. Extent : Light. Area		: 100%	1		D
Explanation : From Nearby Centre Street Municipal Building				33				
Distribution Chilled Wtr Pipe/Pump 100% 2047 ** 4 \$9,500 B			=	Street Mu	micipal Building			
Chilled Wtr Pipe/Pump 100% 2047 ** 4 \$9,500 B Terminal Devices	Distribution	-						
Terminal Devices		100%		2047	* *	4	\$9,500	В
Air Handler/Cool/Het 80% 2029 ** 1 \$63,500 B Fan Coil - Cool/Heat 20% 2029 ** 1 \$8,300 B								
Fan Coil - Cool/Heat 20% 2029 ** 1 \$8,300 B		80%		2029	* *	1	\$63,500	В
Ventilation Distribution Distribution Ductwork/Diffusers 15% Now	Fan Coil - Cool/Heat	20%		2029	* *	1		В
Ductwork/Diffusers	Ventilation							
Damaged, Extent : Severe, Area Affected : 10% Location : Air Intake In Basement	Distribution							
Location : Air Intake In Basement	Ductwork/Diffusers	15%	Now \$4,100	LIFE	* *	2-5	\$10,700	В
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 Backflow Preventer		Damaged,	Extent : Severe, Area Affected	d: 10%				
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		Location	: Air Intake In Basement					
Interior 100% 2026 ** 2 \$4,000 B	Ductwork/Diffusers	85%		LIFE	* *	2-5	\$60,800	В
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	Exhaust Fans						•	
H/C Water Piping B 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	Interior	100%		2026	* *	2	\$4,000	В
H/C Water Piping B 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							•	
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								
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	Brass/Copper	100%		2047	* *	1		В
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	HW Heat Exchanger							
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	Low Temp	100%		2047	* *	4	\$19,100	В
Storm Drain Piping Cast Iron 100% LIFE ** 1 B Sump Pump(s) Rigid Piping 100% 2029 ** 4 \$1,300 B Backflow Preventer								
Cast Iron 100% LIFE ** 1 B Sump Pump(s) Rigid Piping 100% 2029 ** 4 \$1,300 B Backflow Preventer		100%		LIFE	* *	1		В
Sump Pump(s) Rigid Piping 100% 2029 * * 4 \$1,300 B Backflow Preventer								
Rigid Piping 100% 2029 ** 4 \$1,300 B Backflow Preventer	Cast Iron	100%		LIFE	* *	1		В
Backflow Preventer								
	Rigid Piping	100%		2029	* *	4	\$1,300	В
Generic 100% 2029 ** 1 \$7.900 B								
	Generic	100%		2029	* *	1	\$7,900	В

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

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

Current Repair	Future Replac	cement	M	aintenance	
% of Fail Date Estimated Total (Years)	Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority Code
100%					В
100%	LIFE	* *			C
Other Observation, Extent : Light,	AreaAffected:100%				
Location : (3) B - Attic (1) 1-4	(1) B-4 (1) B-G				
Explanation: 5 Units					
100%	2047	* *	1-5	\$67,200	В
100%	2047	* *	1-2	\$36,000	В
100%	2034	* *	1	\$24,000	В
	% of Total (Years) 100% 100% Other Observation, Extent: Light, Location: (3) B - Attic (1) 1-4 Explanation: 5 Units	% of Total (Years) 100% 100% LIFE Other Observation, Extent: Light, Area Affected: 100% Location: (3) B - Attic (1) 1-4 (1) B-4 (1) B - G Explanation: 5 Units 100% 2047	Year Estimated Cost Year Estimated Cost Total Years FY	Wof Total Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	100% LIFE * * * * * * * * * *

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

Area Sq Ft : 2,500 Project Type : REAL PROPERTY

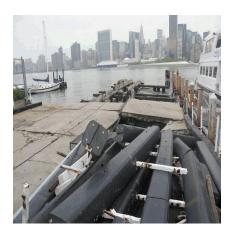
Date of Survey : 19-Apr-2012 Landmark Status : NONE

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			



Maintenance \$ are aggregated over a 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

Piers	Curre	nt Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural							
Deck							
Concrete	100% Now Broken, Extent : S Location : Throu	evere, Area Affected	LIFE : 100%	**	5	\$3,800	A
Pile Caps							
Timber	Location : Throi	evere, Area Affected ighout Extent : Severe, Area		**	4	\$11,300	A
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 Rotting/Splitting, Location : Throi	Extent : Severe, Area	2038 Affected : .	* *	4	\$2,800	В
No Component	60%						D
Not Accessible	20%						D
Piles							
Timber	20% Now Broken, Extent : S Location : Splas	evere, Area Affected	2038 : 50%	* *	4	\$1,300	В
No Component	60%						D
Not Accessible	20%						D
Deck Elements							
Railing							
Steel	Location : Perin	ı, Extent : Severe, Are					В

^{**} 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

 $Program \, / \, Asset \, \# \quad : \, \, DGSPR25.056 \, / \, 1752 \qquad \qquad Yr \, Built / Renovated \quad : \, \,$

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



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 PLATFORM

Piers	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Structural					
Deck	2004	TIEE **	_	\$4.500	
Timber	30%	LIFE	5	\$4,500	A
Timber	10% 4+ \$22,000 Rotting/Splitting, Extent : Moderate, Ar	LIIL	5	\$1,500	A
	Location: Throughout	ea Ajjeciea . 2570			
	Surface Wearing/Scaling, Extent: Ligh	t. Area Affected : 50%			
	Location: Throughout	, 111 ca 12,5 co.ca (2 0 / 0			
Not Accessible	60%				D
	Other Observation, Extent : Light, Area	Affected : 0%			
	Location:				
	Explanation : Northern Half Of Whar	f Was Under Construction I	At The Ti	me Of Survey	
Pile Caps	500/ 4	LIDD		#11000	
Timber	50% 4+ \$5,100	LIFE **	4	\$14,000	Α
	Rotting/Splitting, Extent : Light, Area A Location : Various Locations	ffected: 10%			
Not Accessible	50%	1.00/			D
	Other Observation, Extent : Light, Area	Affected: 0%			
	Location : Explanation : Northern Half Of Whar	f Not Accessible Due To Co		. At The Time Of	
	Survey	Noi Accessible Due 10 Co.	ristructio	n Ai The Time Oj	
Piles and Bracing	·				
Steel	15% 4+ \$22,500	LIFE **	5	\$8,200	A
	Missing Coating, Extent: Moderate, An	rea 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:			4.5	
7 1	Explanation : Northern Half Of Whar	f Under Construction At Th	e Time O	f Survey	
Fender Buffer					
Rubber	2% 4+ \$800	2035 **	4-5	\$100	В
Rubbel	Surface Wearing/Scaling, Extent: Ligh		43	Ψ100	Ъ
	Location : Above Mlw	, <i>3</i> ,			
No Component	88%				D
Not Accessible	10%				D
	Other Observation, Extent : Light, Area	Affected : 0%			-
	Location :				
	Explanation: Below Mlw				

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 PLATFORM

Piers	Current Repair	Future Replace	ement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fender						
Facing						
Timber	30% 4+ \$141,700	2035	* *	3	\$4,200	В
	Worn, Extent : Light, Area Affected : 50	9%				
	Location : Above Mlw					
Timber	2% Now \$9,400	2035	* *	3	\$300	В
	Broken, Extent: Severe, Area Affected:	75%				
	Location: At Mlw	Affactad . 500/				
	Rotting/Splitting, Extent: Severe, Area Location: At Mlw	Ајјестеа : 50%				
TT: 1		2025	sle sle		ф1.100	
Timber	8% 2-4 \$37,800	2035	* *	3	\$1,100	В
	Rotting/Splitting, Extent: Moderate, Ar	ea Affected : 50%				
	Location : Above Mlw					
Not Accessible	60%					D
	Other Observation, Extent : Light, Area	Affected : 0%				
	Location:					
	Explanation: Northern Half Of Whar	Not Accessible Di	ie To Co	nstructioi	ı At Time Of	
Wales and Chocks	Inspection.					
Timber	20%	2029	* *	4	\$3,900	В
Timber	10% Now \$3,600	2035	* *	4	\$1,900	В
Timbel	Broken, Extent : Severe, Area Affected :			7	Ψ1,700	D
	Location: Various Locations	3070				
	Rotting/Splitting, Extent: Severe, Area	Affected : 50%				
	Location : Spacer Chocks Between Fa					
Timber	10% 4+ \$17,900	2035	* *	4	\$1,900	В
Timber	Rotting/Splitting, Extent: Light, Area A			7	φ1,700	Ь
	Location: Various Locations	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Not Accessible	60%					D
Not Accessible	Other Observation, Extent : Light, Area	Affected: 0%				D
	Location:	rijjecica : 070				
	Explanation : Northern Half Of Wharj	Inaccessible Due	To Cons	truction A	t The Time Of	
	Inspection.	The constitute Disc	20 00.115.		a The Time of	
Piles	•					
Steel	2% 4+ \$3,000	2033	* *	3-5	\$1,600	В
	Corrosion, Extent : Moderate, Area Affa	ected : 25%				
	Location : Above Mlw					
	Other Observation, Extent: Moderate, A	Area Affected : 50%	%			
	Location: Above Mlw					
	Explanation: Coating Loss					
No Component	98%					D

^{**} 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

 $Program \, / \, Asset \, \# \quad : \, \, DCAS001.000 \, / \, 14015 \qquad \qquad Yr \, Built/Renovated \quad : \,$

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



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 CONCRETE BULKHEAD

Bulkheads	Current Re	oair	Future	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural							
Gravity Wall							
Concrete	34%	I	LIFE	* *	5-10	\$3,100	A
	Discolor & Bleeding, E. Location : Throughou Spalling, Extent : Light,	t		ed : 10%			
	Location: Below Cap						
Concrete	1% 4+ Spalling, Extent: Mode Location: At Stations	rate, Area Affected			5		A
Not Accessible	65%						D
Backfill Fill							
Not Accessible	100%						D
Surface							
Concrete	95%	2	2032	* *	5	\$12,200	В
	Cracking, Extent : Ligh Location : Throughou		%				
Topsoil	5%	2	2021	\$3,400	5	\$300	В
Deck Elements							
Railing							
Aluminum	100%		2022	\$465,300			В

Print Date: 22-Oct-2012 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2013

Asset Name : GRAVITY WALL W/REVETMENT

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



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 GRAVITY WALL W/REVETMENT

Asset #: 14025

Bulkheads	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Structural					
Gravity Wall Stone	90% Displaced Elements, Extent : Moderate, Location : Sta 6+00 To 6+50	LIFE ** , Area Affected : 20%	5	\$112,700	A
Stone	10% 0-2 \$83,700 Missing Part, Extent: Severe, Area Affe Location: Isolated Throughout And S Other Observation, Extent: Severe, Are Location: 0+00 To 0+10 Explanation: Undercut	ta 5+50	5	\$6,300	A
Revetment					
Stone Stone	85% 15% 4+ \$46,100 Missing Part, Extent : Moderate, Area A	LIFE ** LIFE ** Affacted: 50%	5 5	\$7,500 \$700	C C
	Location: Sta 0+00 To 0+85 And Not				
Pile Caps Concrete	100% Cracking, Extent : Light, Area Affected	LIFE **	5	\$4,500	A
	Location: Throughout				
Backfill Fill					
Topsoil	5% Other Observation, Extent : Moderate, A Location : Throughout Explanation : At Voids Around Rail P		10		В
Not Accessible	95%				D
Surface					
Asphalt	95% Cracking, Extent : Light, Area Affected Location : Throughout Settlement, Extent : Light, Area Affected Location : Throughout		5	\$8,000	В
Asphalt	5% Now \$3,800 Cracking, Extent: Moderate, Area Affe Location: Sta 6+00 To 6+50 At The 1 Other Observation, Extent: Severe, Are Location: At Base Of Fence Posts Explanation: Voids Around Rail Post	Inside Face Of Gravity Wali ea Affected : 20%	5	\$200	В
Deck Elements	•				
Railing	0004	0015 010 010			
Timber	99% Surface Wearing/Scaling, Extent : Mode Location : Throughout	2017 \$126,700 erate, Area Affected : 50%			В
Timber	1% Now \$1,300 Broken, Extent: Severe, Area Affected: Location: Sta 3+15 And 8+05	2018 \$1,300 : 50%			В

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

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

Print Date: 22-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

 $Program \, / \, Asset \, \# \quad : \, \, DGS0064.000 \, / \, 13936 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

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 Priority C			\$100	
Total			\$100	



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT

Bulkheads	Current Repair	Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Structural							
Revetment							
Concrete	35%	LIFE	* *			C	
	Broken, Extent: Light, Area Affected: 20%						
	Location : Face Blocks						
Stone	65%	LIFE	* *	5	\$200	C	
Backfill							
Fill							
Not Accessible	100%					D	
Surface							
Concrete	25%	2031	* *	5	\$200	В	
	Erosion, Extent : Light, Area Affected : 70%						
	Location: Below The Conc	rete Wall Above The	e Revetment				
Gravel	10%	2035	* *	2-5		В	
No Component	65%					D	

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 Priority C	\$3,600			
Total	\$3,600			



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT

Bulkheads System Component Type		Current Repair		Future Replacement		Maintenance		
		ail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Revetment								
Stone	20%	Now	\$80,900	LIFE	* *	5	\$600	C
	Missing Part, Extent : Light, Area Affected : 50%							
		Location: Intermittent Displaced Armor Stone Throughout; Most Severe Areas At Stations						
	0+00 To 0+70, And 3+80 To 4+00							
	Progressing Scour, Extent : Severe, Area Affected : 100%							
	Location: Station 0+00 To 0+20 And 3+80 To 4+00 (0+00 At East Edge Of Lipsett Ave,							
	5+95 50 F Unstable S	-	Edge Of 2nd	Ct)-Sco	ur And Displaced	Stone Re	sulting In	
Stone	80%			LIFE	* *	5	\$2,300	С
Backfill								
Fill								
Topsoil	10%	0-2	\$3,600	2062	* *			В
•	Other Observation, Extent : Moderate, Area Affected : 100%							
	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							
		on : Erosion C						
Not Accessible	90%							D
Surface								
Not Accessible	100%							D

^{**} 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

 $Program \, / \, Asset \, \# \quad : \, \, DGS0067.000 \, / \, 13945 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

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			



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT

Bulkheads	Current Repa	ir Futur	e Replacement	Maintenance				
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle Estimated Cost (Yrs)	Priority Code			
Structural								
Revetment								
Concrete	25%	LIFE	* *		C			
	Other Observation, Exten	Other Observation, Extent: Light, Area Affected: 1%						
	Location : Station 1+65 Of Arden Ave) Explanation : Concrete		orner Along Arden	Ave, 1+90 On East Side				
Stone	20% 0-2	\$25,800 LIFE	* *	5 \$200	С			
	Erosion, Extent : Modera	te, Area Affected : 100%	6					
	Location : Erosion Of B 0+60, 1+05 To 1+15, A Undermining Visible			dge At Stations 0+45 To e (1+45) But No				
Stone	55%	LIFE	* *	5 \$500	С			

^{**} 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

 $Program \, / \, Asset \, \# \quad : \, \, DGS0063.000 \, / \, 13929 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

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 Priority C	\$16,100		\$300	
Total	\$16,100		\$300	



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT #3

Bulkheads	Curr	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Oate Estimated Cost ers)	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 : Thre	on, Extent : Severe, Are oughout	ea Affecte	d : 100%			
	Explanation: I	nsufficient Armor					
Backfill							
Fill							
Topsoil	30% Nov	v \$12,900	2062	* *			В
	Erosion, Extent : Moderate, Area Affected : 100%						
	Location : Thre	oughout Inshore Of Rev	etment				
Not Accessible	70%						D
Surface							
Topsoil	30% Nov	v \$3,200	2022	\$3,200	5	\$100	В
•	Erosion, Extent : Moderate, Area Affected : 100%						
	Location: Thre	oughout Inshore Of Rev	vetment				
Topsoil	70%		2021	\$7,500	5	\$600	В

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 Priority C	\$68,000 \$200		\$100	\$100
Total	\$68,300		\$100	\$100



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT BEHIND KENT AVE SHOPS 390 KENT AVENUE

Bulkheads		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Revetment								
Stone	90%		\$183,700	LIFE	* *	5	\$2,200	C
			: Severe, Area Affe	cted : 25	1 %			
			of Revetment					
Stone	10%			LIFE	* *	5	\$500	C
Backfill								
Fill	4.50			2051	de de	4.0		
Topsoil	15%		#14.000	2051	* *	10		В
Topsoil	50%		\$14,900	2051	* *			В
			derate, Area Affect	ed : 25%				
		n : Through						
Topsoil	35%		\$17,400	2051	* *			В
			ere, Area Affected					
	Location	n : Stations	0+86 To 1+10 And	11+437	o 2+93 from north	!		
Surface						_		_
Topsoil	15%			2021	\$3,700	5	\$300	В
Topsoil	50%		\$6,200	2021	\$12,500	5	\$500	В
			derate, Area Affect	ed : 25%)			
		ı : Through						
Topsoil	35%		\$4,400	2021	\$8,700	5	\$300	В
			ere, Area Affected .					
	Location	ı : Stations	0+86 To 1+10 And	l 1+43 T	To 2+93 From Nort	th		
Deck Elements								
Railing			4		de de	_		_
Fencing	8%		\$2,000	2028	* *	3		В
	Broken, Extent : Severe, Area Affected : 100% Location : Station 1+50 From North							
Fencing	92%		\$23,100	2028	* *	3	\$100	В
			ight, Area Affected	: 50%				
		n : Through						
			Moderate, Area Aff	ected : 1	00%			
	Location	ı : Through	out					

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

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

Print Date: 22-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

 $Program \, / \, Asset \, \# \quad : \, \, DGS0065.000 \, / \, 13937 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

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

Total	\$7,800		
Priority A	\$7,800		
Total	\$7,800		



DEPT. OF CITYWIDE ADMIN. SERV. - 856 STEEL SHEET PILE BULKHEAD

Bulkheads	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural						
Sheet Piles						
Steel	10% 4+	\$7,800 LIFE	* *			A
	Corrosion, Extent : Modera	te, Area Affected : 10	00%			
	Location : Tidal And Spla	sh 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, A.	rea Affected : 100%				
	Location: Northeast Corr	ner				
Concrete	8% 4+	LIFE	* *	5		A
	Spalling, Extent : Light, Are	ea Affected : 100%				
	Location : Throughout					
Backfill						
Fill						
Not Accessible	100%					D
Surface		_	•	•	•	
Not Accessible	100%					D

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



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 TIMBER BULKHEAD W/CONCRETE SEAWALL

Bulkheads Current Repair		epair	Future Replacement			Maintenance		
System Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								<u> </u>
Gravity Wall								
Concrete	Location : T Spalling, Exte	Througho ent : Ligh	\$146,700 ht, Area Affected : ut t, Area Affected : Throughout Face	20%	* * Behind Timber	5	\$700	A
Concrete	25% Erosion, Exte Location : I	_	t, Area Affected : . mber	LIFE 10%	* *	5-10	\$6,500	A
Not Accessible Under Construction	50% 20%							D D
Backfill Fill								
Not Accessible	80%							D
Under Construction	20%							D
Surface								
Asphalt	40%			2032	* *	5	\$14,700	В
Concrete	40%			2032	* *	5	\$14,700	В
	Cracking, Extent: Moderate, Area Affected: 2% Location: Isolated Throughout Sidewalk Settlement, Extent: Moderate, Area Affected: 50% Location: Isolated Throughout Sidewalk							
Under Construction	20%		_					
Deck Elements								
Railing								
Steel	79%			2021	\$2,750,200			В
	Location : T	Througho	tent : Light, Area ut Rust On Nuts	Affected	: 100%			
Steel	Broken, Exten		\$1,700 rate, Area Affecte ion 20+00 From V		\$34,800			В
Under Construction	20%							D

^{**} 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

Bulkheads	Current Re	epair	Futur	e Replacement	Mai	ntenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Deck Elements							
Parapet							
Concrete	10% 4+	\$53,500	2024	* *			В
	Corrosion, Extent: Mo	oderate, Area Affe	cted : 15	5%			
	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	* *			В
	Cracking, Extent: Light, Area Affected: 2%						
	Location : Throughou	ut					
Under Construction	20%						D

DEPT. OF CITYWIDE ADMIN. SERV. - 856

Project: PUBLIC BUILDINGS

CAPITAL	F	Y 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

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

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