

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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

| CAPITAL | FY 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$3,829,600 | \$468,400 |
| Interior Architecture | \$2,540,200 | \$4,272,600 |
| Electrical | \$320,200 | \$4,807,500 |
| Mechanical | \$2,776,300 | \$12,495,200 |
| Total | \$9,466,200 | \$22,043,600 |
| Priority A | \$3,829,600 | \$468,400 |
| Priority B | \$3,760,800 | \$17,690,600 |
| Priority C | \$1,875,800 | \$3,884,600 |
| Total | \$9,466,200 | \$22,043,600 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$31,600 | | | |
| Interior Architecture | \$122,800 | | | \$129,300 |
| Electrical | \$57,100 | \$67,700 | \$42,300 | \$40,900 |
| Mechanical | \$146,800 | \$246,000 | \$180,800 | \$231,800 |
| Elevators/Escalators | \$148,500 | \$148,500 | \$148,500 | \$148,500 |
| Total | \$506,800 | \$462,200 | \$371,600 | \$550,500 |
| Priority A | \$31,600 | | | |
| Priority B | \$352,300 | \$462,200 | \$371,600 | \$421,200 |
| Priority C | \$122,800 | | | \$129,300 |
| Total | \$506,800 | \$462,200 | \$371,600 | \$550,500 |



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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Cast in Place Concrete | 3% | 0-2 | \$251,700 | LIFE | ** | 5 | \$64,400 | A |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Cooling Tower Area</i> | | | | | | | | |
| Masonry: Brick | 12% | 0-2 | \$174,700 | LIFE | ** | 5 | \$51,500 | A |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Below Windows, Garage Wing</i> | | | | | | | | |
| Masonry: Granite | 3% | | | LIFE | ** | 5 | \$19,300 | A |
| Masonry: Limestone | 80% | 0-2 | \$2,177,100 | LIFE | ** | 5 | \$257,600 | A |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Slate Panels | 2% | | | LIFE | ** | 5 | \$12,900 | A |
| Windows | | | | | | | | |
| Aluminum | 100% | 0-2 | \$276,900 | 2032 | ** | 5 | \$28,500 | A |
| <i>Air Infiltration, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Exterior Surfaces</i> | | | | | | | | |
| <i>Explanation : Dirty Glass</i> | | | | | | | | |
| Parapets | | | | | | | | |
| Cast in Place Concrete | 40% | 0-2 | \$58,200 | LIFE | ** | 5 | \$95,000 | A |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Expansion Jnt Failure, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Brick | 10% | 0-2 | \$15,500 | LIFE | ** | 5 | \$2,300 | A |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Limestone | 40% | 0-2 | \$111,300 | LIFE | ** | 5 | \$11,600 | A |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Metal Rail | 10% | 2-4 | \$50,100 | 2044 | ** | 5 | \$16,300 | A |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Roof | | | | | | | | |
| Built-Up (BUR) | 90% | 2-4 | \$729,400 | 2034 | | ** | | A |
| <i>Blisters, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Patching Evident, Extent : Moderate, Area Affected : 40%</i> | | | | | | | | |
| <i>Location : Annex</i> | | | | | | | | |
| <i>Water Penetration, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : At Lower Floor Setbacks</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Setback Areas At Lower Floors</i> | | | | | | | | |
| <i>Explanation : Pigeon Waste Accumulation</i> | | | | | | | | |
| Traffic Topping | 10% | | | 2034 | | ** | \$24,700 | A |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 20% | 2-4 | \$82,300 | 2020 | \$823,100 | 3 | \$206,900 | C |
| <i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Cast in Place Concrete | 15% | Now | \$159,100 | LIFE | | ** | \$226,300 | C |
| <i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Loading Dock Over Lm Level</i> | | | | | | | | |
| <i>Recent Replace Evident, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Parking Garage</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Over Lm Level</i> | | | | | | | | |
| <i>Other Observation, Extent : Severe, Area Affected : 60%</i> | | | | | | | | |
| <i>Location : Basement- Near Electrical Room Corridors</i> | | | | | | | | |
| <i>Explanation : Plywood Covering Concrete Trenches</i> | | | | | | | | |
| Ceramic Tile | 5% | | | 2033 | | ** | \$34,500 | C |
| Terrazzo | 10% | Now | \$104,300 | LIFE | | ** | \$53,900 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Main Lobby</i> | | | | | | | | |
| Vinyl Tile | 50% | Now | \$663,700 | 2024 | \$3,318,300 | 3 | \$129,300 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Corridors</i> | | | | | | | | |
| <i>Patching Evident, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |

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BRONX FAMILY/CRIMINAL COURT
Asset # : 2058

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 5% | Now | \$60,300 | 2033 | ** | 5 | \$20,300 | C |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Public Restroom On Lm Level</i> | | | | | | | | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Public Restroom On Lm Level</i> | | | | | | | | |
| Concrete Masonry Unit | 10% | Now | \$154,900 | LIFE | ** | 5 | \$32,400 | C |
| <i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Roof Stair D, Basement - Electrical Room</i> | | | | | | | | |
| Fabric on Framing | 10% | | | 2025 | ** | 5 | \$40,500 | C |
| Gypsum Board | 33% | 0-2 | \$246,700 | LIFE | ** | 5 | \$160,500 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Brick | 5% | 4+ | \$55,600 | LIFE | ** | | | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Granite Panels | 5% | 0-2 | \$178,900 | LIFE | ** | | | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Plaster | 25% | Now | \$187,600 | LIFE | ** | 5 | \$60,800 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Corridor Near Judges Garage On Lm Level</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Corridor Near Judges Garage On Lm Level</i> | | | | | | | | |
| SGFT/Glazed Masonry | 5% | | | LIFE | ** | 10 | \$20,300 | C |
| Wood | 2% | | | LIFE | ** | 5 | \$129,700 | C |

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BRONX FAMILY/CRIMINAL COURT
Asset # : 2058

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 40% | Now | \$214,800 | 2029 | ** | 5 | \$172,400 | B |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : 8th Floor</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Various Rooms On Lm Level</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Various Rooms On Lm Level</i> | | | | | | | | |
| AcousTileSusp.Lay-In | 25% | Now | \$232,500 | 2037 | ** | 5 | \$86,200 | B |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout,Corridor(s)</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i> | | | | | | | | |
| <i>Location : Throughout,Corridor(s)</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Corridors On Lm Level</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout,Corridor(s)</i> | | | | | | | | |
| Exposed Concrete | 20% | | | LIFE | ** | 5-10 | \$172,400 | B |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Stair D To Roof</i> | | | | | | | | |
| Gypsum Board | 15% | 0-2 | \$66,100 | LIFE | ** | 5 | \$129,300 | B |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 12%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 50% | | | 2024 | \$46,200 | 5 | \$900 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Two 3000 Amps And Two 2000 Amps Main Disconnect Switch</i> | | | | | | | | |
| Fused Disc Sw | 50% | | | 2050 | ** | 5 | \$900 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : 4000 Amps</i> | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2041 | ** | 5 | \$1,500 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : Total Of 75 - Different Ratings</i> | | | | | | | | |

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

| Electrical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--------------------------|----------------|-------------------|----------------|---|----------------|-------------|----------------|---------------|
| 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% | | | 2024 | \$150,400 | 5 | \$900 | B |
| Fused Disc Sw | 50% | | | 2050 | ** | 5 | \$900 | B |
| Raceway | | | | | | | | |
| Conduit | 30% | | | 2034 | ** | 1 | | B |
| Conduit | 70% | | | 2050 | ** | 1 | | B |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 10% | | | 2046 | ** | 5 | \$1,000 | B |
| Molded Case Bkrs | 90% | | | 2046 | ** | 5 | \$9,800 | B |
| Wiring | | | | | | | | |
| Thermoplastic | 60% | | | 2024 | \$276,700 | 1 | | B |
| Thermoplastic | 40% | | | 2050 | ** | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 30% | | | 2022 | \$231,900 | 5 | \$800 | B |
| Motor Control Center | 70% | | | 2041 | ** | 5 | \$7,900 | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 90% | | | LIFE | ** | 5 | \$10,900 | B |
| | | | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | |
| | | | | <i>Location : Basement</i> | | | | |
| | | | | <i>Explanation : Water Main</i> | | | | |
| Generic | 10% | | | LIFE | ** | 5 | \$1,200 | B |
| | | | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | |
| | | | | <i>Location : Basement</i> | | | | |
| | | | | <i>Explanation : Water Main</i> | | | | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2041 | ** | 1 | \$126,800 | B |
| Generators | | | | | | | | |
| Diesel | 100% | | | 2037 | ** | 1 | \$159,100 | B |
| | | | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | |
| | | | | <i>Location : Roof</i> | | | | |
| | | | | <i>Explanation : One 1500 Kw Caterpillar Genset</i> | | | | |
| Batteries | | | | | | | | |
| Lead/Acid | 100% | | | 2019 | \$600 | 5 | \$15,200 | B |
| Fuel Storage | | | | | | | | |
| Day Tank | 50% | | | 2046 | ** | 5 | \$38,100 | B |
| | | | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | |
| | | | | <i>Location : Roof</i> | | | | |
| | | | | <i>Explanation : One 275 Gallons</i> | | | | |
| Main Tank | 50% | | | 2027 | ** | 5 | \$6,100 | B |
| | | | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | |
| | | | | <i>Location : Basement</i> | | | | |
| | | | | <i>Explanation : One 10000 Gallons</i> | | | | |
| Lighting | | | | | | | | |

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BRONX FAMILY/CRIMINAL COURT
Asset # : 2058

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Lighting | | | | | | | | |
| Interior Lighting Fluorescent | 85% | | | 2019 | \$2,091,000 | 10 | \$320,200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Using T-12 Lamps</i> | | | | | | | | |
| Incandescent | 15% | | | 2019 | \$369,000 | 2 | \$1,400 | B |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 50% | | | 2019 | \$34,400 | 1 | | B |
| Exit, Service | 50% | | | 2019 | \$34,400 | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2019 | \$173,000 | 10 | \$1,300 | B |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 80% | | | | | | | D |
| Generic | 20% | | | 2029 | ** | 1 | \$30,700 | B |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 70% | | | | | | | D |
| Generic | 30% | | | 2024 | \$1,469,100 | 1-3 | \$78,400 | B |

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Energy Source Interruptible Gas/Dual Fuel | 100% | | | 2044 | ** | 1 | | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : No.2 Fuel Tank Also Used As Main Supply Tank For Emergency Diesel Generator</i> | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Steam Boiler | 100% | 2-4 | \$2,301,700 | 2044 | ** | 1 | \$366,500 | B |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Boiler Room</i> | | | | | | | | |
| <i>Other Observation, Extent : Light, Area Affected : 1%</i> | | | | | | | | |
| <i>Location : 10th Floor Boiler Room</i> | | | | | | | | |
| <i>Explanation : 2 Units - 2 Heat Exchangers Convert Steam To Hot Water</i> | | | | | | | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 70% | | | 2032 | ** | 4 | \$21,300 | B |
| <i>Other Observation, Extent : Light, Area Affected : 70%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Hot Water Used For Preheat Coils And Perimeter Radiators</i> | | | | | | | | |
| Steam Piping/Pump | 30% | | | 2034 | ** | 4 | \$6,100 | B |

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

| Mechanical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler | 30% | Now | \$38,200 | 2024 | \$764,800 | 1 | \$68,700 | B |
| | <i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Pneumatic Control System</i> | | | | | | | |
| Fan Coil Unit/Heat | 70% | | | 2024 | \$4,955,600 | 1 | \$93,100 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2032 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Centrifugal, Elec Chiller | 99% | | | 2039 | ** | 1 | \$440,500 | B |
| | <i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Chillers</i> | | | | | | | |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : 3 Units In 10th Floor, And One Unit On Roof</i> | | | | | | | |
| | <i>Explanation : 4 Units</i> | | | | | | | |
| Ext Pkg Unit - Cooling | 1% | | | 2029 | ** | 2 | \$300 | B |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 100% | | | 2044 | ** | 4 | \$30,400 | B |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 50% | | | 2029 | ** | 1 | \$127,200 | B |
| Fan Coil - Cool/Heat | 50% | | | 2024 | \$4,475,100 | 1 | \$66,500 | B |
| Heat Rejection | | | | | | | | |
| Water Cool Tower | 100% | | | 2028 | ** | 2 | \$413,400 | B |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Roof</i> | | | | | | | |
| | <i>Explanation : 2 Units</i> | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | Now | \$204,000 | LIFE | ** | 2-5 | \$229,100 | B |
| | <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : 10th Floor</i> | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Interior | 100% | | | 2024 | \$522,700 | 2 | \$12,700 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 10% | | | 2044 | ** | 1 | | B |
| Galv Iron/Steel | 90% | Now | \$127,100 | 2022 | \$1,271,000 | 1 | | B |
| | <i>Booster Pump w/Tank, Extent : Moderate, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : Basement</i> | | | | | | | |
| HW Heat Exchanger | | | | | | | | |
| HTHW/HW | 100% | | | 2050 | ** | | | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Basement</i> | | | | | | | |
| | <i>Explanation : 2 Units</i> | | | | | | | |

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

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

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

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

| Mechanical System Component Type | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Plumbing | | | | | | | | |
| Sanitary Piping Cast Iron | 100% | Now | \$51,400 | LIFE | ** | 1 | | B |
| <i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Northeast Side Street Sewer</i> | | | | | | | | |
| Storm Drain Piping Cast Iron | 100% | Now | \$33,000 | LIFE | ** | 1 | | B |
| <i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Garage Level And Basement Of Main Building With Heavy Rain</i> | | | | | | | | |
| Sump Pump(s) Rigid Piping | 100% | 0-2 | \$10,400 | 2034 | ** | 4 | \$1,300 | B |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Sewage Ejector(s) Electric | 100% | 0-2 | \$10,400 | 2034 | ** | 4 | \$1,300 | B |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Backflow Preventer Generic | 100% | | | 2029 | ** | 1 | \$25,400 | B |
| Fixtures Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 90% | | | LIFE | ** | | | C |
| <i>Other Observation, Extent : Light, Area Affected : 90%</i> | | | | | | | | |
| <i>Location : (6) Lm-8 (4) B-9 (1) B-10</i> | | | | | | | | |
| <i>Explanation : 11 Units</i> | | | | | | | | |
| Hydraulic | 10% | | | LIFE | ** | | | C |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : G-4th Floor</i> | | | | | | | | |
| <i>Explanation : 2 Units</i> | | | | | | | | |
| Escalators Under 20' Rise | 100% | | | LIFE | ** | | | C |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : (2) Lm - M (2) M-1 (2) 1-2</i> | | | | | | | | |
| <i>Explanation : 6 Units</i> | | | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe Generic | 100% | | | 2050 | ** | 1-5 | \$207,500 | B |
| Sprinkler No Component Generic | 70% | | | | | | | D |
| | 30% | | | 2044 | ** | 1-2 | \$34,600 | B |
| <i>Dry System, Extent : Light, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Dry In Garage And Wet At 1st Floor, Basement</i> | | | | | | | | |
| Fire Pump Generic | 100% | | | 2020 | | 1 | \$76,800 | B |

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

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

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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

| CAPITAL | FY 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$733,300 | \$1,459,600 |
| Interior Architecture | \$129,100 | \$2,107,400 |
| Electrical | \$286,500 | \$992,800 |
| Mechanical | \$1,967,800 | \$239,100 |
| Total | \$3,116,700 | \$4,798,800 |
| Priority A | \$733,300 | \$1,459,600 |
| Priority B | \$2,254,300 | \$2,200,600 |
| Priority C | \$129,100 | \$1,138,600 |
| Total | \$3,116,700 | \$4,798,800 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | | \$13,500 | \$3,100 | |
| Interior Architecture | \$22,400 | | \$179,400 | |
| Electrical | \$27,100 | \$79,000 | \$63,900 | \$88,500 |
| Mechanical | \$231,700 | \$189,000 | \$336,100 | \$189,000 |
| Elevators/Escalators | \$202,100 | \$202,100 | \$202,100 | \$202,100 |
| Total | \$483,300 | \$483,600 | \$784,600 | \$479,600 |
| Priority A | | \$13,500 | \$3,100 | |
| Priority B | \$460,900 | \$470,100 | \$602,100 | \$479,600 |
| Priority C | \$22,400 | | \$179,400 | |
| Total | \$483,300 | \$483,600 | \$784,600 | \$479,600 |



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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Metal/Glass Curt Wall | 65% | | | LIFE | ** | 5 | \$649,700 | A |
| | <i>Glazing Broken/Cracked, Extent : Light, Area Affected : 2%</i> | | | | | | | |
| | <i>Location : Seventh Floor Law Library.</i> | | | | | | | |
| Metal Panel | 20% | | | 2041 | ** | 5-10 | \$733,000 | A |
| Granite Panels | 5% | | | LIFE | ** | 5 | \$20,000 | A |
| Pre-Cast Concrete | 10% | | | LIFE | ** | 5 | \$173,300 | A |
| Parapets | | | | | | | | |
| Metal Panel | 10% | | | 2047 | ** | 5 | \$6,300 | A |
| Metal Rail | 90% | | | 2038 | ** | 5-10 | \$263,400 | A |
| Roof | | | | | | | | |
| Built-Up (BUR) | 90% | | | 2026 | ** | 10 | \$303,800 | A |
| IRMA/Protected Membrane | 4% | | | 2026 | ** | 10 | \$13,500 | A |
| Metal Panel | 4% | Now | \$69,600 | 2034 | ** | | | A |
| | <i>Seams Open/Split, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Over 2nd Floor Ramp To Jury Waiting Room.</i> | | | | | | | |
| Skylight, Metal/Glass | 2% | | | 2041 | ** | 10 | \$22,500 | A |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 40% | | | 2020 | | 3 | \$538,200 | C |
| Cast in Place Concrete | 10% | 2-4 | \$69,000 | LIFE | ** | 5 | \$196,200 | C |
| | <i>Loose/Delam Surface, Extent : Light, Area Affected : 25%</i> | | | | | | | |
| | <i>Location : Boiler Room.</i> | | | | | | | |
| | <i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i> | | | | | | | |
| | <i>Location : Elevator Machine Room 1004.</i> | | | | | | | |
| Ceramic Tile | 5% | | | 2030 | ** | 5 | \$44,800 | C |
| Granite Panels | 15% | | | LIFE | ** | 5 | \$100,900 | C |
| Terrazzo | 30% | | | LIFE | ** | 5 | \$210,200 | C |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 8% | | | 2030 | ** | 5 | \$120,200 | C |
| Glass: Special Gauge | 30% | | | LIFE | ** | 1 | | C |
| | <i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i> | | | | | | | |
| | <i>Location : 3rd Floor.</i> | | | | | | | |
| Gypsum Board | 50% | | | LIFE | ** | 5 | \$450,900 | C |
| | <i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i> | | | | | | | |
| | <i>Location : Elevator Room 1031.</i> | | | | | | | |
| Granite Panels | 10% | | | LIFE | ** | | | C |
| Wood | 2% | | | LIFE | ** | 5 | \$120,200 | C |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 58% | | | 2034 | ** | 5 | \$520,200 | B |
| Gypsum Board | 40% | | | LIFE | ** | 5 | \$448,500 | B |
| | <i>Water Penetration, Extent : Light, Area Affected : 2%</i> | | | | | | | |
| | <i>Location : 6th Floor & Ceiling Above Jury Assembly Ramp.</i> | | | | | | | |
| Metal Panel | 2% | | | LIFE | ** | 5 | \$22,400 | B |
| Site Enclosure | | | | | | | | |

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

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

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

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

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

| Electrical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|------------------------------|--|--------------------------|---------------------------|----------------|-----------------------|--------------------|----------------------|-----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Under 600 Volts | | | | | | | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 10% | | | 2038 | ** | 5 | \$400 | B |
| Motor Control Center | 80% | | | 2038 | ** | 5 | \$13,100 | B |
| | <i>Other Observation, Extent : Light, Area Affected : 80%</i> | | | | | | | |
| | <i>Location : First, Seven And Mezzanine Floors.</i> | | | | | | | |
| | <i>Explanation : Both Side.</i> | | | | | | | |
| Motor Control Center | 10% | | | 2038 | ** | 5 | \$1,600 | B |
| | <i>Other Observation, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Mezzanine</i> | | | | | | | |
| | <i>Explanation : Used For Smoke Purge.</i> | | | | | | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$8,900 | B |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Manual | 20% | | | 2047 | ** | 5 | \$500 | B |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Basement, Room B2</i> | | | | | | | |
| | <i>Explanation : For Chiller # 3</i> | | | | | | | |
| Not Accessible | 80% | | | | | | | D |
| Generators | | | | | | | | |
| Natural Gas | 20% | | | 2034 | ** | 1 | \$46,400 | B |
| | <i>Other Observation, Extent : Light, Area Affected : 20%</i> | | | | | | | |
| | <i>Location : Basement, Room B2</i> | | | | | | | |
| | <i>Explanation : For Chiller # 3</i> | | | | | | | |
| Not Accessible | 80% | | | | | | | D |
| Batteries | | | | | | | | |
| Lead/Acid | 20% | | | 2016 | \$100 | 5 | \$4,400 | B |
| | <i>Other Observation, Extent : Light, Area Affected : 20%</i> | | | | | | | |
| | <i>Location : Basement, Room B2</i> | | | | | | | |
| | <i>Explanation : For Chiller # 3</i> | | | | | | | |
| Not Accessible | 80% | | | | | | | D |
| Fuel Storage | | | | | | | | |
| Main Tank | 80% | | | 2056 | ** | 5 | \$14,200 | B |
| No Component | 20% | | | | | | | D |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 50% | | | 2029 | ** | 10 | \$274,900 | B |
| Fluorescent | 20% | 0-2 | \$143,600 | 2021 | \$717,900 | | | B |
| | <i>Daylight Sensors Malfunctioning, Extent : Severe, Area Affected : 20%</i> | | | | | | | |
| | <i>Location : South Side Of The Building.</i> | | | | | | | |
| HID | 30% | | | 2029 | ** | 10 | \$5,900 | B |
| Egress Lighting | | | | | | | | |
| Exit, LED | 60% | | | 2056 | ** | 1 | | B |
| Exit, Service | 10% | | | 2029 | ** | 1 | | B |
| Exit, Battery | 30% | | | 2029 | ** | 10 | \$12,100 | B |

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Lighting | | | | | | | | |
| Exterior Lighting HID | 100% | | | 2029 | ** | 10 | \$1,900 | B |
| Lightning Protection | | | | | | | | |
| Arresters/Cabling Generic | 100% | | | 2056 | ** | 5 | \$17,700 | B |
| Alarm | | | | | | | | |
| Security System Generic | 100% | | | 2029 | ** | 1 | \$224,200 | B |
| Fire/Smoke Detection Generic | 100% | 4+ | \$142,900 | 2029 | ** | 1-3 | \$336,400 | B |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Main Lobby</i> | | | | | | | | |

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Energy Source Interruptible Gas/Dual Fuel | 100% | | | 2047 | ** | 1 | | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Vault</i> | | | | | | | | |
| <i>Explanation : 2 - 10,000 Gallon Tanks For #2</i> | | | | | | | | |
| Conversion Equipment Hot Water Boiler | 100% | | | 2038 | ** | 1 | \$297,100 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Boiler Room</i> | | | | | | | | |
| <i>Explanation : 3 Boilers</i> | | | | | | | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 100% | | | 2043 | ** | 4 | \$44,400 | B |
| Terminal Devices | | | | | | | | |
| Air Handler | 35% | | | 2029 | ** | 1 | \$129,900 | B |
| Convactor/Radiator | 60% | | | 2038 | ** | 1 | \$116,400 | B |
| Unit Heater-Stm/HW | 5% | Now | \$133,700 | 2029 | ** | 4 | \$2,700 | B |
| <i>Other Observation, Extent : Severe, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Sallyport</i> | | | | | | | | |
| <i>Explanation : Insufficient Heating Capacity In This Area</i> | | | | | | | | |
| Air Conditioning | | | | | | | | |
| Energy Source Electricity | 100% | | | 2043 | ** | 1 | | B |
| <i>Other Observation, Extent : Light, Area Affected : 33%</i> | | | | | | | | |
| <i>Location : Chiller Room</i> | | | | | | | | |
| <i>Explanation : 1 Chiller Supplied Power From A Natural Gas Powered Generator</i> | | | | | | | | |

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

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

| Mechanical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Air Conditioning | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Centrifugal, Elec Chiller | 90% | | | 2034 | ** | 1 | \$584,300 | B |
| Int Pkg Unit - Cooling | 10% | Now | \$888,500 | 2026 | ** | 2 | \$3,000 | B |
| <i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Unit 2, 8, 9, 19</i> | | | | | | | | |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Inadequate Condenser Water Flow To Operate Equipment</i> | | | | | | | | |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 100% | | | 2047 | ** | 4 | \$44,400 | B |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 100% | | | 2029 | ** | 1 | \$371,100 | B |
| Heat Rejection | | | | | | | | |
| Water Cool Tower | 100% | Now | \$792,200 | 2025 | ** | 2 | \$482,600 | B |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Condenser Water Piping From Cooling Tower To System Components Not Providing Sufficient Flow To Operate Equipment</i> | | | | | | | | |
| Ventilation | | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Interior | 95% | | | 2029 | ** | 2 | \$17,600 | B |
| Roof | 5% | | | 2029 | ** | 2 | \$900 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2047 | ** | 1 | | B |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2020 | \$160,600 | 2 | \$9,000 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Boiler Room</i> | | | | | | | | |
| <i>Explanation : 2 Units - 250 Gallons</i> | | | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | Now | \$74,900 | LIFE | ** | 1 | | B |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : S W Corner House Sewer</i> | | | | | | | | |
| <i>Explanation : Sagging Piping Needs Replacement</i> | | | | | | | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2029 | ** | 4 | \$1,300 | B |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2029 | ** | 4 | \$1,300 | B |
| Backflow Preventer | | | | | | | | |
| Generic | 100% | | | 2029 | ** | 1 | \$37,000 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Water Meter Room</i> | | | | | | | | |
| <i>Explanation : Fire And Domestic Water Service</i> | | | | | | | | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |

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

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

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

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

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|-----------------------|--|-------------------|--------------------|---------|----------------|-------------|---------------|----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 95% | | | LIFE | ** | | | C |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : (12) S B-9, (8) S B-6, (1) I-7</i> | | | | | | | |
| | <i>Explanation : 21 Units</i> | | | | | | | |
| Hydraulic | 5% | | | LIFE | ** | | | C |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : (b-2)</i> | | | | | | | |
| | <i>Explanation : 1 Unit</i> | | | | | | | |
| Escalators | | | | | | | | |
| Under 20' Rise | 100% | | | LIFE | ** | | | C |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Lobby</i> | | | | | | | |
| | <i>Explanation : 2 Units</i> | | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2047 | ** | 1-5 | \$302,700 | B |
| Sprinkler | | | | | | | | |
| Generic | 100% | | | 2047 | ** | 1-2 | \$168,200 | B |
| Fire Pump | | | | | | | | |
| Generic | 100% | | | 2034 | ** | 1 | \$112,100 | B |

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

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

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

Asset Name : BRONX HOUSING COURT
Address : 1118 GRAND CONCOURSE BTWN: E.166 ST. - MC CLELLAN ST.
Borough : BRONX **Agency's Number** : 312-210
Program / Asset # : DGS0041.000 / 4374 **Yr Built/Renovated** : 1997 /
Area Sq Ft : 100,000 **Project Type** : COURTS
Date of Survey : 12-Jul-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,10
Block : 2462 **Lot** : 39 **BIN** : 2101266

| CAPITAL | FY 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$339,600 | \$113,500 |
| Interior Architecture | | \$167,700 |
| Electrical | \$71,300 | |
| Mechanical | | \$256,800 |
| Total | \$410,900 | \$538,000 |
| Priority A | \$339,600 | \$113,500 |
| Priority B | \$71,300 | \$340,500 |
| Priority C | | \$84,000 |
| Total | \$410,900 | \$538,000 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$29,300 | | \$2,400 | |
| Interior Architecture | \$80,500 | \$6,100 | | \$165,800 |
| Electrical | \$9,400 | \$7,100 | \$19,300 | \$12,400 |
| Mechanical | \$60,600 | \$28,700 | \$61,000 | \$34,300 |
| Elevators/Escalators | \$65,900 | \$65,900 | \$65,900 | \$65,900 |
| Total | \$245,700 | \$107,800 | \$148,600 | \$278,400 |
| Priority A | \$29,300 | | \$2,400 | |
| Priority B | \$161,000 | \$101,700 | \$146,200 | \$112,600 |
| Priority C | \$55,400 | \$6,100 | | \$165,800 |
| Total | \$245,700 | \$107,800 | \$148,600 | \$278,400 |



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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 75% | 0-2 | \$128,400 | LIFE | ** | 5 | \$75,700 | A |
| <i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Pre-Cast Concrete Window Wall | 5% | | | LIFE | ** | 5 | \$16,400 | A |
| | 20% | Now | \$112,100 | 2042 | ** | 5 | \$37,800 | A |
| <i>Air Infiltration, Extent : Light, Area Affected : 60%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : South Facade</i> | | | | | | | | |
| <i>Water Penetration, Extent : Light, Area Affected : 60%</i> | | | | | | | | |
| <i>Location : Over Main Stair</i> | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 90% | Now | \$99,200 | 2038 | ** | 5 | \$10,200 | A |
| <i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : 1st Floor, West Facade</i> | | | | | | | | |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Upper Floors</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Various Rooms On Upper Floors</i> | | | | | | | | |
| Glass Block | 10% | | | LIFE | ** | 5 | \$1,400 | A |
| Parapets | | | | | | | | |
| Metal Rail | 75% | | | 2035 | ** | 5-10 | \$40,400 | A |
| Stucco Cement | 25% | | | 2035 | ** | 5 | \$1,900 | A |
| Roof | | | | | | | | |
| IRMA/Protected Membrane | 85% | 0-2 | \$3,900 | 2027 | ** | | | A |
| <i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Modified Bitumen | 10% | | | 2027 | ** | 10 | \$2,400 | A |
| Skylight, Plastic | 5% | | | 2035 | ** | 1 | | A |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 20% | | | 2018 | | 3 | \$49,600 | C |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Cast in Place Concrete | 10% | | | LIFE | ** | 5 | \$27,100 | C |
| Ceramic Tile | 5% | | | 2031 | ** | 5 | \$6,200 | C |
| Granite Panels | 10% | | | LIFE | ** | 5 | \$9,300 | C |
| Terrazzo | 20% | | | LIFE | ** | 5 | \$19,400 | C |
| Vinyl Tile | 35% | 2-4 | \$20,900 | 2027 | ** | 3 | \$16,300 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |

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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| 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 | \$22,100 | LIFE | ** | 5 | \$36,000 | C |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Stair B Bulkhead</i> | | | | | | | | |
| Masonry: Brick | 15% | | | LIFE | ** | | | C |
| Wood | 10% | | | LIFE | ** | 5 | \$48,000 | C |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 60% | 0-2 | \$25,100 | 2035 | ** | 5 | \$37,200 | B |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Exposed Concrete | 10% | | | LIFE | ** | 5 | \$1,900 | B |
| Gypsum Board | 30% | | | LIFE | ** | 5 | \$46,500 | B |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2042 | ** | 5 | \$2,200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : One Electrical Service Rated At 6000 Amps</i> | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2035 | ** | 5 | \$300 | B |
| Switchgear / Switchboard | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2042 | ** | 5 | \$2,200 | B |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2042 | ** | 1 | | B |
| Panelboards | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2038 | ** | 5 | \$2,200 | B |
| Wiring | | | | | | | | |
| Thermoplastic | 100% | | | 2042 | ** | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 5% | | | 2035 | ** | 5 | | B |
| Motor Control Center | 95% | | | 2035 | ** | 5 | \$2,100 | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$1,200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : Water Main</i> | | | | | | | | |
| 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.*

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

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

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

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

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

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

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler | 50% | | | 2027 | ** | 1 | \$25,300 | B |
| Convactor/Radiator | 50% | | | 2035 | ** | 1 | \$13,200 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2038 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Centrifugal, Elec Chiller | 100% | | | 2031 | ** | 1 | \$88,600 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Sixth Floor Mechanical Equipment Room</i> | | | | | | | | |
| <i>Explanation : Refrigerant R-22</i> | | | | | | | | |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 100% | | | 2042 | ** | 4 | \$4,000 | B |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 100% | | | 2027 | ** | 1 | \$50,700 | B |
| Heat Rejection | | | | | | | | |
| Water Cool Tower | 5% | Now | \$13,500 | 2027 | ** | 2 | \$3,300 | B |
| <i>Leak Evident, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Roof, Deteriorated Cooling Tower Basin</i> | | | | | | | | |
| Water Cool Tower | 95% | | | 2023 | \$256,800 | 2 | \$78,200 | B |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$45,600 | B |
| Exhaust Fans | | | | | | | | |
| Roof | 100% | | | 2027 | ** | 2 | \$2,500 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2042 | ** | 1 | | B |
| Water Heater | | | | | | | | |
| Gas Fired | 5% | Now | \$1,100 | 2022 | \$1,100 | 2 | | B |
| <i>Damaged, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Sixth Floor Mechanical Equipment Room, Deteriorated Combustion Stack</i> | | | | | | | | |
| Gas Fired | 95% | | | 2020 | \$20,800 | 2 | \$1,200 | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2027 | ** | 4 | \$2,000 | B |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2027 | ** | 4 | \$2,000 | B |
| Backflow Preventer | | | | | | | | |
| Generic | 100% | | | 2027 | ** | 1 | \$5,100 | B |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |

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

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

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

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

| Mechanical System Component Type | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|--|--------------------|------------|----------------|----------------|------------------|
| | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | |
| Vertical Transport | | | | | | | |
| Elevators | | | | | | | |
| Geared Traction | 100% | | | LIFE | * * | | C |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | <i>Location : First Floor Thru Tenth Floor</i> | | | | | |
| | | <i>Explanation : 6 Units</i> | | | | | |
| Escalators | | | | | | | |
| Over 20' Rise | 100% | | | LIFE | * * | | C |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | <i>Location : Lower Floors</i> | | | | | |
| | | <i>Explanation : 2 Units</i> | | | | | |
| Fire Suppression | | | | | | | |
| Standpipe | | | | | | | |
| Generic | 100% | | 2042 | | * * | 1-5 | \$42,900 B |
| | | <i>Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | <i>Location : Basement</i> | | | | | |
| Sprinkler | | | | | | | |
| Generic | 100% | | 2042 | | * * | 1-2 | \$23,000 B |
| Fire Pump | | | | | | | |
| Generic | 100% | | 2031 | | * * | 1 | \$15,300 B |

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

Maintenance \$ are aggregated over a 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 : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 : **30-May-2013** **Landmark Status** : **EXTERIOR, HISTORICAL DISTRICT**
Areas Surveyed : **Basement, Roof, Floors 1,3,p**
Block : **237** **Lot** : **1** **BIN** : **3001881**

| CAPITAL | FY 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$894,400 | \$38,600 |
| Interior Architecture | \$350,100 | \$127,700 |
| Electrical | | \$620,600 |
| Mechanical | \$311,000 | \$592,600 |
| Total | \$1,555,500 | \$1,379,500 |
| Priority A | \$894,400 | \$38,600 |
| Priority B | \$357,900 | \$1,256,400 |
| Priority C | \$303,200 | \$84,500 |
| Total | \$1,555,500 | \$1,379,500 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$75,400 | | | |
| Interior Architecture | \$167,100 | | | \$10,600 |
| Electrical | \$54,800 | \$3,800 | \$4,900 | \$4,400 |
| Mechanical | \$95,200 | \$26,600 | \$20,300 | \$25,300 |
| Elevators/Escalators | \$7,900 | \$7,900 | \$7,900 | \$7,900 |
| Total | \$400,400 | \$38,400 | \$33,100 | \$48,200 |
| Priority A | \$75,400 | | | |
| Priority B | \$187,300 | \$38,400 | \$33,100 | \$37,700 |
| Priority C | \$137,700 | | | \$10,600 |
| Total | \$400,400 | \$38,400 | \$33,100 | \$48,200 |



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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Cast in Place Concrete | 5% | 2-4 | \$24,200 | LIFE | ** | 5 | \$17,200 | A |
| | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Masonry: Brick | 15% | 2-4 | \$37,700 | LIFE | ** | 5 | \$10,300 | A |
| | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Masonry: Granite | 5% | | | LIFE | ** | 5 | \$5,200 | A |
| Masonry: Limestone | 75% | | | LIFE | ** | 5 | \$77,200 | A |
| Windows | | | | | | | | |
| Bronze/Brass | 95% | Now | \$818,000 | 2032 | ** | 5 | \$29,400 | A |
| | <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Water Penetration, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Library</i> | | | | | | | |
| Metal Louvers | 5% | | | 2033 | ** | 10 | \$3,100 | A |
| Parapets | | | | | | | | |
| Cast Stone/Terra Cotta | 5% | | | LIFE | ** | 5-10 | \$6,700 | A |
| Masonry: Brick | 35% | 0-2 | \$6,000 | LIFE | ** | 5 | \$1,700 | A |
| | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Masonry: Limestone | 60% | | | LIFE | ** | 5-10 | \$34,700 | A |
| Roof | | | | | | | | |
| Single Ply Membrane | 100% | 2-4 | \$6,600 | 2029 | ** | | | A |
| | <i>Blisters, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |

Interior

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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 25% | 0-2 | \$62,000 | 2023 | \$123,900 | 3 | \$28,800 | C |
| <i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Ceramic Tile | 5% | 0-2 | \$4,600 | 2033 | ** | 5 | \$1,900 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Cork Tile | 25% | 2-4 | \$63,000 | 2044 | ** | 5 | \$8,400 | C |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Marble Panels | 20% | | | LIFE | ** | 5 | \$23,100 | C |
| Quarry Tile | 5% | 2-4 | \$3,300 | 2029 | ** | 5 | \$2,900 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Terrazzo | 5% | 2-4 | \$6,300 | LIFE | ** | 5 | \$3,000 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Vinyl Tile | 10% | 2-4 | \$8,000 | 2029 | ** | 3 | \$2,900 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Wood | 5% | 2-4 | \$8,900 | 2052 | ** | 5 | \$3,600 | C |
| <i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 5% | 2-4 | \$18,800 | LIFE | ** | | | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Gypsum Board | 10% | | | LIFE | ** | 5-10 | \$17,900 | C |
| Marble Panels | 15% | 2-4 | \$75,500 | LIFE | ** | | | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Plaster | 45% | Now | \$80,300 | LIFE | ** | 5 | \$14,300 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Main Court Room And Throughout</i> | | | | | | | | |
| SGFT/Glazed Masonry | 5% | | | LIFE | ** | 10 | \$2,600 | C |
| Wood | 20% | | | LIFE | ** | 5 | \$168,900 | C |
| Ceilings | | | | | | | | |
| Exposed Concrete | 10% | | | LIFE | ** | 5-10 | \$9,600 | B |
| Plaster | 25% | | | LIFE | ** | 5-10 | \$33,000 | B |
| Plaster | 65% | Now | \$46,800 | LIFE | ** | 5 | \$31,200 | B |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Library Windows</i> | | | | | | | | |

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

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

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

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

| Electrical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2024 | \$17,400 | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : One 2400 Amps Main Disconnect Switch</i> | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2029 | ** | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Elevator Room - Penthouse</i> | | | | | | | | |
| <i>Explanation : One 34 Kva 240/120hv-208lv And 100 Amps 500 Dc Volts Output Filter</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Molded Case Bkrs | 90% | | | 2024 | \$73,100 | 5 | \$1,200 | B |
| Molded Case Bkrs | 10% | | | 2034 | ** | 5 | \$100 | B |
| Raceway | | | | | | | | |
| Conduit | 85% | | | 2024 | \$63,400 | 1 | | B |
| Conduit | 10% | | | 2034 | ** | 1 | | B |
| Conduit | 5% | | | 2054 | ** | 1 | | B |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 10% | | | 2023 | \$5,500 | 5 | \$100 | B |
| Molded Case Bkrs | 75% | | | 2023 | \$41,600 | 5 | \$1,000 | B |
| Molded Case Bkrs | 10% | | | 2032 | ** | 5 | \$100 | B |
| Molded Case Bkrs | 5% | | | 2049 | ** | 5 | \$100 | B |
| Wiring | | | | | | | | |
| Braided Cloth | 20% | 2-4 | \$17,000 | 2049 | ** | 1 | | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Thermoplastic | 55% | | | 2024 | \$46,700 | 1 | | B |
| Thermoplastic | 20% | | | 2034 | ** | 1 | | B |
| Thermoplastic | 5% | | | 2054 | ** | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 20% | | | 2029 | ** | 5 | \$100 | B |
| Motor Control Center | 80% | | | 2029 | ** | 5 | \$1,100 | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$1,500 | B |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 10% | | | 2034 | ** | 10 | \$4,700 | B |
| <i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Offices & Filing Room - Basement</i> | | | | | | | | |
| Fluorescent | 70% | | | 2019 | \$232,700 | 10 | \$33,000 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Using T-12 Lamps</i> | | | | | | | | |
| Incandescent | 20% | | | 2019 | \$66,500 | 2 | \$200 | B |

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Lighting | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 45% | | | 2024 | \$10,500 | 10 | \$5,600 | B |
| Emergency, Battery | 5% | | | 2034 | ** | 10 | \$600 | B |
| Exit, Service | 50% | | | 2034 | ** | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 90% | | | 2019 | \$21,000 | 10 | \$100 | B |
| Incandescent | 10% | | | 2019 | \$3,300 | 2 | | B |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 50% | | | | | | | D |
| Generic | 50% | | | 2024 | \$96,700 | 1 | \$9,600 | B |
| Fire/Smoke Detection | | | | | | | | |
| Generic | 100% | | | 2032 | ** | 1-3 | \$31,700 | B |
| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Fuel Oil No 2 | 100% | | | 2044 | ** | 5 | \$15,900 | B |
| Conversion Equipment | | | | | | | | |
| Steam Boiler | 100% | 0-2 | \$311,000 | 2044 | ** | 1 | \$45,800 | B |
| <i>Leak Evident, Extent : Moderate, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Boiler Stack Is Attached To Adjacent Building. Leaks Flue Gas As Per Super</i> | | | | | | | | |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Distribution | | | | | | | | |
| Steam Piping/Pump | 100% | Now | \$22,300 | 2034 | ** | 4 | \$2,500 | B |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Vacuum Condensate Pumps</i> | | | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler | 40% | | | 2019 | \$137,800 | 1 | \$12,700 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : 5 Units</i> | | | | | | | | |
| Convactor/Radiator | 60% | | | 2037 | ** | 1 | \$10,000 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2040 | ** | 1 | | B |

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

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

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Air Conditioning | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Reciprocating Compr/Chiller | 100% | | | 2029 | * * | 1 | \$23,800 | B |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Chillers</i> | | | | | | | | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : 5 Units</i> | | | | | | | | |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 100% | | | 2044 | * * | 4 | \$3,800 | B |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 100% | Now | \$13,600 | 2024 | \$271,400 | 1 | \$28,600 | B |
| <i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Pneumatic Control In 2nd, 3rd, 4th Floor Air Handlers</i> | | | | | | | | |
| <i>Noisy/Vibrating, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Air Handlers # 1, 3</i> | | | | | | | | |
| Heat Rejection | | | | | | | | |
| Water Cool Tower | 100% | | | 2022 | \$183,400 | 2 | \$51,700 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| <i>Explanation : 2 Units</i> | | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$45,400 | B |
| Exhaust Fans | | | | | | | | |
| Interior | 100% | | | 2029 | * * | 2 | \$1,600 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Galv Iron/Steel | 100% | | | 2029 | * * | 1 | | B |
| Water Heater | | | | | | | | |
| Oil Fired | 100% | | | 2022 | \$19,800 | 1 | \$1,500 | B |
| HW Heat Exchanger | | | | | | | | |
| Low Temp | 100% | Now | \$19,800 | 2054 | * * | 4 | \$5,100 | B |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Low Temp Leaks</i> | | | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | Now | \$4,500 | LIFE | * * | 1 | | B |
| <i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Basement With Heavy Rain And First Floor</i> | | | | | | | | |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | 0-2 | \$11,200 | 2034 | * * | 4 | \$1,300 | B |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Sump Pump - Basement</i> | | | | | | | | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |

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

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

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

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

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|-----------------------------|----------------|--|--------------------|------------|----------------|----------------|----------------|------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 100% | | | LIFE | * * | | | C |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement: 3rd Floor</i> | | | | | | |
| | | <i>Explanation : 2 Units</i> | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2044 | * * | 1-5 | \$25,900 | B |
| Fire Pump | | | | | | | | |
| Generic | 100% | | | 2027 | * * | 1 | \$9,600 | B |

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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Cast in Place Concrete | 5% | Now | \$149,200 | LIFE | ** | 5 | \$114,400 | A |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Emergency Generator Area</i> | | | | | | | | |
| <i>Exposed Reinforcement, Extent : Light, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Emergency Generator Area</i> | | | | | | | | |
| <i>Repairs in Progress, Extent : Light, Area Affected : 66%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Brick | 10% | Now | \$155,300 | LIFE | ** | 5 | \$45,800 | A |
| <i>Repairs in Progress, Extent : Light, Area Affected : 66%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : At Roof Exits</i> | | | | | | | | |
| <i>Vertical Cracks, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Walls Around Roof Areas Over 12th Floor</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Ladies Locker Room In Cell Area</i> | | | | | | | | |
| Masonry: Brick | 30% | | | LIFE | ** | 5 | \$137,300 | A |
| <i>Repairs in Progress, Extent : Light, Area Affected : 66%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Granite | 20% | | | LIFE | ** | 5 | \$68,700 | A |
| <i>Repairs in Progress, Extent : Light, Area Affected : 66%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Limestone | 35% | 4+ | \$406,300 | LIFE | ** | 5 | \$120,200 | A |
| <i>Repairs in Progress, Extent : Light, Area Affected : 66%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 60% | | | 2039 | ** | 5 | \$43,900 | A |
| <i>Repairs in Progress, Extent : Light, Area Affected : 66%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Bronze/Brass | 5% | | | 2031 | ** | 5 | \$22,900 | A |
| Steel | 35% | | | 2031 | ** | 5 | \$320,400 | A |
| <i>Repairs in Progress, Extent : Light, Area Affected : 66%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Parapets | | | | | | | | |
| Masonry: Brick | 90% | | | LIFE | ** | 5 | \$8,800 | A |
| <i>Repairs in Progress, Extent : Light, Area Affected : 66%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Limestone | 10% | | | LIFE | ** | 5 | \$1,200 | A |
| <i>Repairs in Progress, Extent : Light, Area Affected : 66%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |

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

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

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

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

Asset # : 2061

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Roof | | | | | | | | |
| Copper/Terne | 60% | Now | \$129,600 | 2038 | | ** | | A |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Over 12th Floor</i> | | | | | | | | |
| <i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : 12th Floor Roof, Drain To Basement</i> | | | | | | | | |
| <i>Repairs in Progress, Extent : Light, Area Affected : 66%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Near Electrical Room In Basement</i> | | | | | | | | |
| Modified Bitumen | 40% | Now | \$21,600 | 2023 | \$215,700 | | | A |
| <i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Over 9th Floor Correction Officers Area</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Over 9th Floor Correction Officers Area</i> | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 10% | Now | \$30,700 | 2019 | \$307,500 | 3 | \$77,300 | C |
| <i>Recent Installation, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Cast in Place Concrete | 10% | | | LIFE | | ** | \$112,700 | C |
| <i>Repairs in Progress, Extent : Light, Area Affected : 66%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Ceramic Tile | 5% | Now | \$28,800 | 2032 | | ** | \$12,900 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Cork Tile | 10% | | | 2033 | | ** | \$45,100 | C |
| Marble Panels | 10% | | | LIFE | | ** | \$38,600 | C |
| Terrazzo | 10% | 0-2 | \$31,200 | LIFE | | ** | \$40,300 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Vinyl Tile | 45% | Now | \$111,600 | 2023 | \$2,231,000 | 3 | \$86,900 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Repairs in Progress, Extent : Light, Area Affected : 66%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |

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

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

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

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

Asset # : 2061

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Concrete Masonry Unit | 5% | | | LIFE | ** | 5 | \$6,400 | C |
| Gypsum Board | 10% | | | LIFE | ** | 5 | \$19,100 | C |
| <i>Repairs in Progress, Extent : Light, Area Affected : 66%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Brick | 5% | | | LIFE | ** | | | C |
| Marble Panels | 5% | Now | \$70,100 | LIFE | ** | | | C |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Near Exit ' F ' On 11th Floor</i> | | | | | | | | |
| Marble Panels | 20% | | | LIFE | ** | | | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Plaster | 5% | Now | \$14,700 | LIFE | ** | 5 | \$4,800 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Corridor Near Room 1103</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Corridor Near Room 1103</i> | | | | | | | | |
| Plaster | 25% | | | LIFE | ** | 5 | \$23,800 | C |
| <i>Repairs in Progress, Extent : Light, Area Affected : 66%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| SGFT/Glazed Masonry | 15% | | | LIFE | ** | | | C |
| Wood | 10% | | | LIFE | ** | 5 | \$127,100 | C |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 15% | | | 2028 | ** | 5 | \$77,300 | B |
| <i>Repairs in Progress, Extent : Light, Area Affected : 66%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Plaster | 5% | Now | \$22,300 | LIFE | ** | 5 | \$16,100 | B |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Near Electric Room in Basement</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Corridor Near Rooms 1103, 1102 A</i> | | | | | | | | |
| Plaster | 75% | | | LIFE | ** | 5 | \$241,500 | B |
| <i>Repairs in Progress, Extent : Light, Area Affected : 66%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Plaster | 5% | | | LIFE | ** | 5 | \$16,100 | B |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2023 | \$61,700 | 5 | \$1,000 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : One 3000 Amps & One 1200 Amps Main Disconnect Switch</i> | | | | | | | | |

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

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

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

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

| Electrical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 100% | | | 2023 | \$210,600 | 5 | \$1,000 | B |
| Raceway | | | | | | | | |
| Conduit | 90% | | | 2023 | \$244,600 | 1 | | B |
| Conduit | 10% | | | 2033 | ** | 1 | | B |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 10% | | | 2022 | \$27,400 | 5 | \$500 | B |
| Molded Case Bkrs | 20% | | | 2031 | ** | 5 | \$1,100 | B |
| Molded Case Bkrs | 60% | | | 2022 | \$164,100 | 5 | \$3,400 | B |
| Under Construction | 10% | | | | | | | D |
| Wiring | | | | | | | | |
| Braided Cloth | 30% | 2-4 | \$92,200 | 2048 | ** | 1 | | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Upper Floors</i> | | | | | | | | |
| Thermoplastic | 40% | | | 2023 | \$123,000 | 1 | | B |
| Thermoplastic | 20% | | | 2033 | ** | 1 | | B |
| Under Construction | 10% | | | | | | | D |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 15% | | | 2021 | \$77,300 | 5 | \$200 | B |
| Locally Mounted | 70% | | | 2028 | ** | 5 | \$1,000 | B |
| Locally Mounted | 10% | | | 2036 | ** | 5 | \$100 | B |
| Under Construction | 5% | | | | | | | D |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$3,200 | B |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2021 | \$10,900 | 1 | \$66,700 | B |
| Generators | | | | | | | | |
| Diesel | 100% | | | 2019 | \$74,100 | 1 | \$83,700 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Generator - Outside Of Building</i> | | | | | | | | |
| <i>Explanation : One 250 Kw</i> | | | | | | | | |
| Batteries | | | | | | | | |
| Lead/Acid | 100% | | | 2015 | \$600 | 5 | \$8,000 | B |
| Fuel Storage | | | | | | | | |
| Day Tank | 100% | | | 2022 | \$18,100 | 5 | \$40,100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Generator Room</i> | | | | | | | | |
| <i>Explanation : One 75 Gals</i> | | | | | | | | |
| Lighting | | | | | | | | |

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Lighting | | | | | | | | |
| Interior Lighting Fluorescent | 87% | | | 2028 | * * | 10 | \$172,400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : T-8 Lamps</i> | | | | | | | | |
| HID | 2% | | | 2023 | \$18,200 | 10 | \$100 | B |
| Incandescent | 1% | | | 2018 | \$12,900 | 2 | \$100 | B |
| Under Construction | 10% | | | | | | | D |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 45% | | | 2023 | \$40,700 | 10 | \$23,500 | B |
| Emergency, Battery | 5% | | | 2033 | * * | 10 | \$2,600 | B |
| Exit, LED | 5% | | | 2063 | * * | 1 | | B |
| Exit, Service | 45% | | | 2023 | \$16,300 | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2018 | \$91,000 | 10 | \$700 | B |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 65% | | | | | | | D |
| Generic | 30% | | | 2018 | \$225,800 | 1 | \$24,300 | B |
| Generic | 5% | | | 2033 | * * | 1 | \$4,000 | B |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 65% | | | | | | | D |
| Generic | 30% | | | 2023 | \$772,900 | 1-3 | \$40,000 | B |
| Generic | 5% | | | 2033 | * * | 1-3 | \$6,900 | B |
| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Energy Source Interruptible Gas/Dual Fuel | 100% | | | 2033 | * * | 1 | | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Sub Basement</i> | | | | | | | | |
| <i>Explanation : Gas / #4</i> | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Steam Boiler | 100% | | | 2028 | * * | 1 | \$214,300 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Sub Basement Boiler Room</i> | | | | | | | | |
| <i>Explanation : 4 Units</i> | | | | | | | | |
| Distribution | | | | | | | | |
| Steam Piping/Pump | 100% | Now | \$173,700 | 2033 | * * | 4 | \$10,700 | B |
| <i>Broken, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Traps And Vacuum Condensate Pumps</i> | | | | | | | | |
| <i>Corroded, Extent : Severe, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Sub Basement, Basement</i> | | | | | | | | |

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

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

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

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

Asset # : 2061

| Mechanical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler | 20% | | | 2033 | ** | 1 | \$26,800 | B |
| <i>Other Observation, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : Replacement Is In Progress</i> | | | | | | | | |
| Convect/Radiator | 80% | | | 2028 | ** | 1 | \$56,000 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2039 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Window/Wall Unit | 40% | | | 2018 | \$204,600 | 1 | | B |
| No Component | 20% | | | | | | | D |
| Under Construction | 40% | | | | | | | D |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i> | | | | | | | | |
| <i>Location : Various Locations</i> | | | | | | | | |
| <i>Explanation : A C System Renewal Is In Progress</i> | | | | | | | | |
| Distribution | | | | | | | | |
| No Component | 60% | | | | | | | D |
| Under Construction | 40% | | | | | | | D |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 40% | | | 2033 | ** | 1 | \$53,500 | B |
| <i>Other Observation, Extent : Light, Area Affected : 40%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : Replacement Is In Progress</i> | | | | | | | | |
| No Component | 60% | | | | | | | D |
| Heat Rejection | | | | | | | | |
| No Component | 60% | | | | | | | D |
| Under Construction | 40% | | | | | | | D |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | Now | \$214,700 | LIFE | ** | 2-5 | \$120,500 | B |
| <i>Corroded, Extent : Severe, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Various Locations</i> | | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Under Construction | 100% | | | | | | | D |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 60% | | | 2033 | ** | 1 | | B |
| Galv Iron/Steel | 40% | Now | \$29,700 | 2028 | ** | 1 | | B |
| <i>Corroded, Extent : Severe, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Various Locations</i> | | | | | | | | |
| <i>On Extended Life, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : House Tanks</i> | | | | | | | | |
| HW Heat Exchanger | | | | | | | | |
| Low Temp | 100% | | | 2023 | \$77,200 | 4 | \$32,100 | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |

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

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

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

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

Asset # : 2061

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---------------------------|----------------|--|--------------------|---------|----------------|-------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | |
| Plumbing | | | | | | | |
| Storm Drain Piping | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | B |
| Sump Pump(s) | | | | | | | |
| Rigid Piping | 100% | | | 2018 | \$10,400 | 4 | \$1,300 B |
| Sewage Ejector(s) | | | | | | | |
| Compressed Air | 100% | | | 2023 | \$26,900 | 4 | \$2,000 B |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | <i>Location : Basement</i> | | | | | |
| | | <i>Explanation : Two Sets Of Ejectors</i> | | | | | |
| Backflow Preventer | | | | | | | |
| Generic | 100% | | | 2033 | * * | 1 | \$13,300 B |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | <i>Location : Basement</i> | | | | | |
| | | <i>Explanation : New Installation</i> | | | | | |
| Fixtures | | | | | | | |
| Generic | 100% | | | | | | B |
| Vertical Transport | | | | | | | |
| Elevators | | | | | | | |
| Geared Traction | 100% | | | LIFE | * * | | C |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | <i>Location : Throughout Building</i> | | | | | |
| | | <i>Explanation : 12 Units</i> | | | | | |
| Fire Suppression | | | | | | | |
| Standpipe | | | | | | | |
| Generic | 100% | | | 2033 | * * | 1-5 | \$113,200 B |
| Sprinkler | | | | | | | |
| No Component | 80% | | | | | | D |
| Generic | 20% | | | 2023 | \$580,900 | 1-2 | \$12,100 B |

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

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

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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

| CAPITAL | FY 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$3,508,500 | \$325,600 |
| Interior Architecture | \$3,556,400 | \$4,347,900 |
| Electrical | \$138,400 | \$3,458,500 |
| Mechanical | \$431,000 | \$2,145,100 |
| Total | \$7,634,300 | \$10,277,200 |
| Priority A | \$3,508,500 | \$325,600 |
| Priority B | \$908,000 | \$6,249,300 |
| Priority C | \$3,217,800 | \$3,702,200 |
| Total | \$7,634,300 | \$10,277,200 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$9,500 | | | |
| Interior Architecture | \$161,500 | | | \$100,000 |
| Electrical | \$45,200 | \$15,000 | \$21,400 | \$21,100 |
| Mechanical | \$287,400 | \$180,100 | \$312,100 | \$198,700 |
| Elevators/Escalators | \$197,800 | \$197,800 | \$197,800 | \$197,800 |
| Total | \$701,500 | \$392,900 | \$531,300 | \$517,600 |
| Priority A | \$9,500 | | | |
| Priority B | \$530,400 | \$392,900 | \$531,300 | \$417,600 |
| Priority C | \$161,500 | | | \$100,000 |
| Total | \$701,500 | \$392,900 | \$531,300 | \$517,600 |



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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 10% | Now | \$119,400 | LIFE | ** | 5 | \$35,200 | A |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| Masonry: Limestone | 75% | Now | \$1,673,500 | LIFE | ** | 5 | \$198,000 | A |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Metal Panel | 7% | 4+ | \$39,400 | 2034 | ** | 5 | \$46,200 | A |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 75%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Granite Panels | 5% | 2-4 | \$645,500 | LIFE | ** | 5 | \$13,200 | A |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Window Wall | 3% | | | 2044 | ** | 5 | \$39,600 | A |
| Windows | | | | | | | | |
| Aluminum | 97% | Now | \$449,800 | 2032 | ** | 5 | \$46,300 | A |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : 11th Floor</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : 11th Floor</i> | | | | | | | | |
| Metal Louvers | 3% | 2-4 | \$9,500 | 2033 | ** | | | A |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Parapets | | | | | | | | |
| Masonry: Brick | 50% | Now | \$134,100 | LIFE | ** | 5 | \$19,900 | A |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Interior Face</i> | | | | | | | | |
| Masonry: Limestone | 50% | 2-4 | \$240,800 | LIFE | ** | 5 | \$25,000 | A |
| <i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |

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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Roof | | | | | | | | |
| Modified Bitumen | 100% | 0-2 | \$205,900 | 2029 | ** | | | A |
| <i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 10% | 4+ | \$43,400 | 2023 | \$434,200 | 3 | \$109,100 | C |
| <i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Cast in Place Concrete | 5% | 2-4 | \$56,000 | LIFE | ** | 5 | \$79,600 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Ceramic Tile | 5% | 2-4 | \$81,400 | 2033 | ** | 5 | \$18,200 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Terrazzo | 10% | | | LIFE | ** | 5 | \$113,700 | C |
| Vinyl Tile | 45% | | | 2024 | \$3,150,400 | 3 | \$163,700 | C |
| Vinyl Tile | 25% | Now | \$1,750,200 | 2034 | ** | 3 | \$68,200 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Record Rooms In Basement</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Record Rooms In Basement</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 5% | 2-4 | \$121,000 | LIFE | ** | | | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Ceramic Tile | 5% | 0-2 | \$109,300 | 2033 | ** | 5 | \$18,400 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Concrete Masonry Unit | 10% | | | LIFE | ** | 5 | \$58,800 | C |
| Marble Panels | 10% | | | LIFE | ** | 10 | \$29,400 | C |
| Plaster | 55% | 2-4 | \$749,000 | LIFE | ** | 5 | \$121,300 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| SGFT/Glazed Masonry | 5% | | | LIFE | ** | 10 | \$18,400 | C |
| Wood | 10% | | | LIFE | ** | 5 | \$588,200 | C |

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | |
|---------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 45% | | | 2029 | ** | 5 | \$409,300 | B |
| AcousTileSusp.Lay-In | 20% | | | 2029 | ** | 5 | \$145,500 | B |
| Exposed Concrete | 15% | 4+ | \$212,400 | LIFE | ** | 5 | \$17,100 | B |
| | <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Plaster | 20% | 4+ | \$126,200 | LIFE | ** | 5 | \$90,900 | B |
| | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Electrical | | Current Repair | | Future Replacement | | Maintenance | | |
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Air Circuit Breaker | 100% | | | 2044 | ** | 5 | \$2,500 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Electrical Room</i> | | | | | | | |
| | <i>Explanation : 2- 4000 Amps Siemens Power Breakers</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2037 | ** | 5 | \$1,800 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Electrical Room</i> | | | | | | | |
| | <i>Explanation : 150 Kva, 75 Kva, 45 Kva</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Air Circuit Breaker | 100% | | | 2044 | ** | 5 | \$2,500 | B |
| <hr/> | | | | | | | | |
| Raceway | | | | | | | | |
| Conduit | 40% | | | 2044 | ** | 1 | | B |
| Conduit | 60% | | | 2024 | \$244,600 | 1 | | B |
| <hr/> | | | | | | | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 5% | | | 2040 | ** | 5 | \$600 | B |
| Molded Case Bkrs | 50% | | | 2040 | ** | 5 | \$6,500 | B |
| Molded Case Bkrs | 45% | | | 2023 | \$184,700 | 5 | \$5,800 | B |
| <hr/> | | | | | | | | |
| Wiring | | | | | | | | |
| Braided Cloth | 30% | 2-4 | \$138,400 | 2049 | ** | 1 | | B |
| | <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Upper Floors</i> | | | | | | | |
| Thermoplastic | 50% | | | 2044 | ** | 1 | | B |
| Thermoplastic | 20% | | | 2034 | ** | 1 | | B |
| <hr/> | | | | | | | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 10% | | | 2044 | ** | 5 | \$300 | B |
| | <i>Recent Installation, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Locally Mounted | 10% | | | 2037 | ** | 5 | \$300 | B |
| Motor Control Center | 40% | | | 2037 | ** | 5 | \$5,300 | B |
| Motor Control Center | 40% | | | 2022 | \$309,200 | 5 | \$5,300 | B |

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Not Accessible | 100% | | | | | | | D |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 100% | | | 2029 | ** | 10 | \$445,900 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : T-8 Lamps</i> | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 20% | | | 2019 | \$40,700 | 10 | \$23,500 | B |
| Exit, LED | 80% | | | 2052 | ** | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2024 | \$204,800 | 10 | \$1,500 | B |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 70% | | | | | | | D |
| Generic | 30% | | | 2029 | ** | 1 | \$54,600 | B |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 65% | | | | | | | D |
| Generic | 35% | | | 2024 | \$2,028,600 | 1-3 | \$108,200 | B |
| Mechanical | | | | | | | | |
| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Interruptible Gas/Dual Fuel | 100% | | | 2044 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Heat Exchanger | 2% | | | 2033 | ** | 1 | \$4,800 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : 2 Units</i> | | | | | | | | |
| Steam Boiler | 98% | | | 2037 | ** | 1 | \$472,400 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Boiler Room</i> | | | | | | | | |
| <i>Explanation : 3 Units - In Process Of Replacing 2 Units. Also Provide Heat To Bk Borough Hall And School Of Law Across The Street</i> | | | | | | | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 20% | | | 2032 | ** | 4 | \$7,200 | B |
| Steam Piping/Pump | 80% | | | 2034 | ** | 4 | \$19,200 | B |

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

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

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

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating | | | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler | 60% | | | 2024 | \$1,810,400 | 1 | \$180,600 | B |
| Convactor/Radiator | 20% | Now | \$105,700 | 2029 | ** | 1 | \$28,300 | B |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Control System</i> | | | | | | | | |
| Fan Coil Unit/Heat | 20% | Now | \$83,800 | 2029 | ** | 1 | \$28,300 | B |
| <i>On Extended Life, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2040 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Centrifugal, Elec Chiller | 100% | | | 2033 | ** | 1 | \$526,600 | B |
| <i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 3 Units - Sub Basement</i> | | | | | | | | |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 100% | | | 2044 | ** | 4 | \$36,000 | B |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 100% | | | 2029 | ** | 1 | \$301,000 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Multiple Floors</i> | | | | | | | | |
| <i>Explanation : More Than 120 Units</i> | | | | | | | | |
| Heat Rejection | | | | | | | | |
| Water Cool Tower | 100% | | | 2025 | ** | 2 | \$489,300 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Roof</i> | | | | | | | | |
| <i>Explanation : 2 Units</i> | | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | 4+ | \$241,500 | LIFE | ** | 2-5 | \$271,100 | B |
| <i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Interior | 95% | | | 2029 | ** | 2 | \$14,300 | B |
| Roof | 5% | | | 2029 | ** | 2 | \$800 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Galv Iron/Steel | 100% | | | 2029 | ** | 1 | | B |
| <i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Serves Fire Sprinkler And Stand Pipe</i> | | | | | | | | |
| Water Heater | | | | | | | | |
| Electric | 100% | | | 2023 | \$86,800 | 4 | \$4,400 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Sub Basement</i> | | | | | | | | |
| <i>Explanation : 400 Gallons Installed Temporarily To Accommodate The Boiler Replacement</i> | | | | | | | | |

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

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

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

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Plumbing | | | | | | | | |
| HW Heat Exchanger Low Temp | 100% | | | 2034 | ** | 4 | \$48,200 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Sub Basement</i> | | | | | | | | |
| <i>Explanation : 2 Units, 1500 Gallon Each</i> | | | | | | | | |
| Sanitary Piping Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Storm Drain Piping Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Sump Pump(s) Rigid Piping | 100% | | | 2024 | \$10,400 | 4 | \$2,000 | B |
| Sewage Ejector(s) Compressed Air | 100% | 0-2 | \$26,900 | 2054 | ** | 4 | \$1,300 | B |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Sub Basement</i> | | | | | | | | |
| Backflow Preventer No Component Generic | 95% | | | 2029 | ** | 1 | \$1,500 | D B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Sub Basement</i> | | | | | | | | |
| <i>Explanation : Serves Boilers Only</i> | | | | | | | | |
| Fixtures Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators Geared Traction | 100% | | | LIFE | ** | | | C |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : (2) B-1; (3) 3-12; (10) 1-12</i> | | | | | | | | |
| <i>Explanation : 15 Units</i> | | | | | | | | |
| Escalators Under 20' Rise | 100% | | | LIFE | ** | | | C |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 1-2, 2-3</i> | | | | | | | | |
| <i>Explanation : 6 Units</i> | | | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe Generic | 100% | | | 2044 | ** | 1-5 | \$245,600 | B |
| Sprinkler No Component Generic | 95% | | | 2044 | ** | 1-2 | \$6,800 | D B |

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$638,400 | \$156,400 |
| Interior Architecture | \$418,500 | \$198,300 |
| Mechanical | \$74,100 | |
| Total | \$1,131,000 | \$354,800 |
| Priority A | \$638,400 | \$156,400 |
| Priority B | \$230,600 | |
| Priority C | \$262,000 | \$198,300 |
| Total | \$1,131,000 | \$354,800 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$23,200 | \$8,000 | | \$17,000 |
| Interior Architecture | \$9,200 | \$7,500 | \$6,700 | \$1,700 |
| Electrical | \$5,800 | \$17,500 | \$2,600 | \$2,000 |
| Mechanical | \$14,000 | \$23,200 | \$3,200 | \$2,800 |
| Elevators/Escalators | \$3,900 | \$3,900 | \$3,900 | \$3,900 |
| Total | \$56,100 | \$60,100 | \$16,500 | \$27,300 |
| Priority A | \$23,200 | \$8,000 | | \$17,000 |
| Priority B | \$23,800 | \$44,600 | \$9,800 | \$8,700 |
| Priority C | \$9,200 | \$7,500 | \$6,700 | \$1,700 |
| Total | \$56,100 | \$60,100 | \$16,500 | \$27,300 |



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

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

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

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

Asset # : 4167

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Cast Stone/Terra Cotta | 15% | | | LIFE | ** | 5 | \$100,600 | A |
| Masonry: Brick | 65% | Now | \$310,900 | LIFE | ** | 5 | \$55,800 | A |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : North Facade</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : North Facade, Foundation</i> | | | | | | | | |
| Masonry: Brownstone | 10% | Now | \$102,300 | LIFE | ** | 5 | \$6,400 | A |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : North Facade</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : North Facade</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : North Facade, Tower</i> | | | | | | | | |
| Masonry: Granite | 10% | Now | \$128,900 | LIFE | ** | 5 | \$6,400 | A |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : North Facade</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Lobby</i> | | | | | | | | |
| Windows | | | | | | | | |
| Wood | 50% | Now | \$23,200 | 2037 | ** | 5 | \$17,000 | A |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Dry Rot/Decay, Extent : Severe, Area Affected : 40%</i> | | | | | | | | |
| <i>Location : Auditorium At Arch Windows</i> | | | | | | | | |
| Wood | 50% | | | 2043 | ** | 5 | \$33,900 | A |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Parapets | | | | | | | | |
| Copper/Terne | 10% | | | 2041 | ** | 5 | \$400 | A |
| Masonry: Brownstone | 90% | | | LIFE | ** | 5 | \$2,000 | A |
| Roof | | | | | | | | |
| Clay Tile | 70% | Now | \$96,300 | 2041 | ** | | | A |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : East Facade</i> | | | | | | | | |
| Modified Bitumen | 30% | | | 2026 | ** | 10 | \$7,800 | A |

Interior

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

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

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

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

Asset # : 4167

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 15% | | | 2020 | \$64,600 | 3 | \$15,000 | C |
| Carpet | 10% | | | 2022 | \$43,100 | 3 | \$10,000 | C |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Fourth Floor</i> | | | | | | | | |
| Ceramic Tile | 15% | | | 2030 | ** | 5 | \$10,000 | C |
| Mosaic Tile | 5% | | | 2026 | ** | 5 | \$8,300 | C |
| Vinyl Tile | 20% | | | 2029 | ** | 3 | \$5,000 | C |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 4th Floor</i> | | | | | | | | |
| Vinyl Tile | 20% | | | 2021 | \$138,800 | 3 | \$6,700 | C |
| Wood | 15% | Now | \$69,500 | 2049 | ** | 5 | \$9,400 | C |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Old Caretakers Apt.</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Old Caretakers Apt.</i> | | | | | | | | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 5% | | | 2030 | ** | 5 | \$5,000 | C |
| Gypsum Board | 15% | | | LIFE | ** | 5 | \$8,900 | C |
| Masonry: Brick | 10% | Now | \$73,500 | LIFE | ** | | | C |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Spalling, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Plaster | 20% | Now | \$119,100 | LIFE | ** | 5 | \$6,000 | C |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Old Caretakers Apt. And Main Stair</i> | | | | | | | | |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Old Caretakers Apt. And Main Stair</i> | | | | | | | | |
| Plaster | 35% | | | LIFE | ** | 5 | \$10,400 | C |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : 4th Floor</i> | | | | | | | | |
| Wood | 15% | | | LIFE | ** | 5 | \$59,500 | C |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 25% | | | 2034 | ** | 5 | \$16,700 | B |
| Gypsum Board | 10% | | | LIFE | ** | 5 | \$8,300 | B |
| Plaster | 25% | Now | \$156,500 | LIFE | ** | 5 | \$10,400 | B |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Old Caretakers Apt.</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Old Caretakers Apt.</i> | | | | | | | | |
| Plaster | 15% | | | LIFE | ** | 5 | \$6,300 | B |
| Plaster | 25% | | | LIFE | ** | 5 | \$10,400 | B |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : 4th Floor</i> | | | | | | | | |

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

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

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

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

Asset # : 4167

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

Alarm

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

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

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

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

Asset # : 4167

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

Alarm

Security System

Generic

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

Fire/Smoke Detection

Generic

100% 2026 * * 1-3 \$13,000 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Fire Alarm System Is Functional And Maintained By A Private Contractor.

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100% 2041 * * 1 B

Conversion Equipment

Steam Boiler

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

Distribution

Steam Piping/Pump

100% Now \$36,500 2031 * * 4 \$1,000 B
Steam Traps Faulty, Extent : Severe, Area Affected : 70%
Location : Throughout
Unbalanced System, Extent : Severe, Area Affected : 30%
Location : East Side Gets Less Heat Than West Side Of The Building

Terminal Devices

Convactor/Radiator

95% Now \$11,700 2026 * * 1 \$5,800 B
Corroded, Extent : Moderate, Area Affected : 10%
Location : Holding Area

Unit Heater-Stm/HW

5% 2016 \$8,400 4 \$100 B

Air Conditioning

Energy Source

Electricity

100% 2029 * * 1 B

Conversion Equipment

Int Pkg Unit - Cooling

5% 2019 \$16,800 2 \$100 B

Window/Wall Unit

70% 2016 \$37,600 1 B

No Component

25% D

Heat Rejection

Remote Air Cond

5% 2021 \$5,900 2 \$700 B

No Component

95% D

Ventilation

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

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

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

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

Asset # : 4167

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|--|----------------|-------------------|--------------------|---------|----------------|-------------|---------------|----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 15% | | | LIFE | * * | 2-5 | \$1,800 | B |
| No Component | 85% | | | | | | | D |
| Exhaust Fans | | | | | | | | |
| Roof | 15% | | | 2026 | * * | 2 | \$100 | B |
| No Component | 85% | | | | | | | D |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Galv Iron/Steel | 100% | | | 2026 | * * | 1 | | B |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2019 | \$6,100 | 2 | \$300 | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2016 | \$11,200 | 4 | \$2,000 | B |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 100% | | | LIFE | * * | | | C |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : B-4</i> <i>Explanation : 1 Unit</i> | | | | | | | | |

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

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

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,141,200 | \$1,025,700 |
| Interior Architecture | \$443,100 | \$1,503,000 |
| Electrical | | \$38,700 |
| Mechanical | | \$158,600 |
| Total | \$1,584,300 | \$2,726,000 |
| Priority A | \$1,141,200 | \$1,025,700 |
| Priority B | | \$611,100 |
| Priority C | \$443,100 | \$1,089,200 |
| Total | \$1,584,300 | \$2,726,000 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$51,700 | | \$12,400 | |
| Interior Architecture | \$155,800 | | | \$690,100 |
| Electrical | \$1,000 | \$800 | \$700 | \$1,600 |
| Mechanical | \$28,400 | \$8,700 | \$19,900 | \$9,600 |
| Elevators/Escalators | \$9,900 | \$9,900 | \$9,900 | \$9,900 |
| Total | \$246,800 | \$19,300 | \$42,900 | \$711,200 |
| Priority A | \$51,700 | | \$12,400 | |
| Priority B | \$49,800 | \$19,300 | \$30,500 | \$21,100 |
| Priority C | \$145,300 | | | \$690,100 |
| Total | \$246,800 | \$19,300 | \$42,900 | \$711,200 |



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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Fiberglass Panel | 5% | | | 2031 | ** | 5 | \$125,000 | A |
| Masonry: Brick | 15% | Now | \$183,200 | LIFE | ** | 5 | \$100,000 | A |
| | <i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : Stack Chimney</i> | | | | | | | |
| | <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : Penthouse</i> | | | | | | | |
| Masonry: Marble | 55% | | | LIFE | ** | 5 | \$275,000 | A |
| | <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : Various Ground Level Areas</i> | | | | | | | |
| | <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| 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 | \$22,500 | LIFE | ** | 5 | \$3,100 | A |
| | <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Parge/Tar Separating, Extent : Moderate, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Spalling, Extent : Moderate, Area Affected : 15%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Masonry: Marble | 35% | | | LIFE | ** | 5 | \$6,800 | A |
| Metal Panel | 10% | | | 2032 | ** | 5 | \$6,000 | A |
| | <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Metal Rail | 10% | Now | \$3,600 | 2027 | ** | 5 | \$11,000 | A |
| | <i>Loose/MISS Fasteners, Extent : Severe, Area Affected : 60%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Roof | | | | | | | | |
| Roll Roofing | 75% | Now | \$25,500 | 2018 | \$510,700 | 5 | \$87,200 | A |
| | <i>Water Penetration, Extent : Severe, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Southeast Corner</i> | | | | | | | |
| Skylight, Metal/Glass | 25% | | | 2032 | ** | 10 | \$116,300 | A |

Interior

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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 10% | | | 2018 | \$544,900 | 3 | \$140,900 | C |
| Carpet | 30% | | | 2021 | \$1,362,200 | 3 | \$422,600 | C |
| Cast in Place Concrete | 10% | Now | \$117,000 | LIFE | ** | 5 | \$154,100 | C |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Throughout Basement</i> | | | | | | | | |
| Mosaic Tile | 15% | | | 2027 | ** | 5 | \$264,100 | C |
| Marble Panels | 15% | | | LIFE | ** | 5 | \$79,200 | C |
| Slate | 5% | | | LIFE | ** | 5 | \$37,400 | C |
| Vinyl Tile | 5% | | | 2027 | ** | 3 | \$17,600 | C |
| Wood | 10% | | | 2037 | ** | 5 | \$132,100 | C |
| Interior Walls | | | | | | | | |
| Masonry: Brick | 8% | | | LIFE | ** | | | C |
| Masonry: Fieldstone | 2% | Now | \$61,500 | LIFE | ** | | | C |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : Water Penetration</i> | | | | | | | | |
| Marble Panels | 25% | | | LIFE | ** | | | C |
| Plaster | 10% | | | LIFE | ** | 5 | \$16,600 | C |
| Plaster | 30% | Now | \$66,500 | LIFE | ** | 5 | \$49,800 | C |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Southeast Corner Of Library</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 3%</i> | | | | | | | | |
| <i>Location : Southeast Corner Of Library</i> | | | | | | | | |
| Wood | 25% | | | LIFE | ** | 5 | \$553,900 | C |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 3% | | | 2035 | ** | 5 | \$21,100 | B |
| Exposed Concrete | 10% | | | LIFE | ** | 5 | \$11,000 | B |
| Glass: Susp Panels | 10% | | | LIFE | ** | | | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Courtroom Dome</i> | | | | | | | | |
| <i>Explanation : Louis Tiffany Dome. Ultra Premium.</i> | | | | | | | | |
| Gypsum Board | 32% | | | LIFE | ** | 5 | \$281,800 | B |
| Masonry: Marble | 10% | | | LIFE | ** | 1 | | B |
| Masonry: Vault Struct | 5% | | | LIFE | ** | | | B |
| Plaster | 30% | | | LIFE | ** | 5 | \$132,100 | B |

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

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 20% | | | 2048 | ** | 5 | | B |
| Molded Case Bkrs | 80% | | | 2048 | ** | 5 | \$900 | B |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2048 | ** | 1 | | B |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 10% | | | 2044 | ** | 5 | \$100 | B |
| Molded Case Bkrs | 90% | | | 2044 | ** | 5 | \$1,100 | B |
| Wiring | | | | | | | | |
| Thermoplastic | 100% | | | 2048 | ** | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 30% | | | 2039 | ** | 5 | \$100 | B |
| Motor Control Center | 70% | | | 2039 | ** | 5 | \$900 | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$700 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : Water Main</i> | | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 95% | | | 2030 | ** | 10 | \$38,700 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : T-8 Lamps</i> | | | | | | | | |
| HID | 2% | | | 2030 | ** | 10 | | B |
| Incandescent | 3% | | | 2030 | ** | 2 | | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : Chandelier Lighting Fixtures</i> | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 10% | | | 2030 | ** | 1 | | B |
| Exit, LED | 90% | | | 2062 | ** | 1 | | B |
| Exterior Lighting | | | | | | | | |
| Not Accessible | 100% | | | | | | | D |
| Alarm | | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 70% | | | | | | | D |
| Generic | 30% | | | 2027 | ** | 1-3 | \$8,500 | B |

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

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

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

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

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

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Pres. Reducing Valve/LP Steam | 100% | | | 2031 | ** | 5 | \$2,600 | B |
| Distribution | | | | | | | | |
| Steam Piping/Pump | 100% | | | 2042 | ** | 4 | \$2,200 | B |
| Terminal Devices | | | | | | | | |
| Air Handler | 50% | | | 2027 | ** | 1 | \$13,800 | B |
| Convactor/Radiator | 45% | | | 2035 | ** | 1 | \$6,500 | B |
| Fan Coil Unit/Heat | 5% | | | 2027 | ** | 1 | \$700 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2038 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Reciprocating Compr/Chiller | 100% | | | 2027 | ** | 1 | \$20,600 | B |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Chillers - Basement Mechanical Room</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Multi Stage Chiller - Basement</i> <i>Explanation : 2 Units</i> | | | | | | | | |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 100% | | | 2042 | ** | 4 | \$2,200 | B |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 100% | | | 2027 | ** | 1 | \$27,500 | B |
| Heat Rejection | | | | | | | | |
| Water Cool Tower | 100% | | | 2023 | \$158,600 | 2 | \$44,700 | B |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$24,800 | B |
| Exhaust Fans | | | | | | | | |
| Roof | 100% | | | 2027 | ** | 2 | \$1,400 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 20% | | | 2042 | ** | 1 | | B |
| Galv Iron/Steel | 80% | | | 2035 | ** | 1 | | B |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2020 | \$12,900 | 2 | \$700 | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | Now | \$11,200 | 2032 | ** | 4 | \$1,300 | B |
| <i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i> <i>Location : Basement</i> | | | | | | | | |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2027 | ** | 4 | \$2,000 | B |

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

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

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

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

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

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

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

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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

| CAPITAL | FY 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,243,400 | \$320,900 |
| Interior Architecture | \$1,401,000 | \$4,125,000 |
| Electrical | \$46,100 | \$608,500 |
| Mechanical | \$91,500 | \$11,210,100 |
| Total | \$2,782,100 | \$16,264,500 |
| Priority A | \$1,243,400 | \$320,900 |
| Priority B | \$409,700 | \$12,319,400 |
| Priority C | \$1,129,000 | \$3,624,100 |
| Total | \$2,782,100 | \$16,264,500 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$24,100 | | \$32,600 | |
| Interior Architecture | \$76,000 | | \$526,300 | \$76,000 |
| Electrical | \$78,700 | \$44,400 | \$57,500 | \$45,100 |
| Mechanical | \$128,900 | \$189,100 | \$139,900 | \$218,700 |
| Elevators/Escalators | \$141,100 | \$141,100 | \$141,100 | \$141,100 |
| Total | \$448,700 | \$374,600 | \$897,300 | \$480,900 |
| Priority A | \$24,100 | | \$32,600 | |
| Priority B | \$348,600 | \$374,600 | \$338,400 | \$404,900 |
| Priority C | \$76,000 | | \$526,300 | \$76,000 |
| Total | \$448,700 | \$374,600 | \$897,300 | \$480,900 |



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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | | |
| Exterior | | | | | | | | | |
| Exterior Walls | | | | | | | | | |
| Masonry: Brick | 15% | Now | \$571,100 | LIFE | ** | 5 | \$42,100 | A | |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i> | | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | | |
| <i>Spalling, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | | |
| <i>Staining/Discoloring, Extent : Severe, Area Affected : 75%</i> | | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | | |
| <i>Explanation : Glazed Brick</i> | | | | | | | | | |
| Masonry: Limestone | 45% | Now | \$320,200 | LIFE | ** | 5 | \$94,700 | A | |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i> | | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | | |
| Metal/Glass Curt Wall | 35% | | | LIFE | ** | 5 | \$368,300 | A | |
| Window Wall | 5% | | | 2044 | ** | 5 | \$52,600 | A | |
| Windows | | | | | | | | | |
| Aluminum | 95% | | | 2032 | ** | 5 | \$65,100 | A | |
| Metal Louvers | 5% | | | 2033 | ** | 10 | \$21,400 | A | |
| Parapets | | | | | | | | | |
| Masonry: Brick | 47% | Now | \$65,100 | LIFE | ** | 5 | \$1,600 | A | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i> | | | | | | | | | |
| <i>Location : Inside Face</i> | | | | | | | | | |
| <i>Spalling, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | | |
| <i>Location : Inside Face</i> | | | | | | | | | |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | | |
| <i>Location : Inside Face</i> | | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | | |
| <i>Location : Interior Face</i> | | | | | | | | | |
| <i>Explanation : Glazed Brick</i> | | | | | | | | | |
| Masonry: Limestone | 5% | Now | \$12,400 | LIFE | ** | 5 | \$200 | A | |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | | |
| <i>Location : Coping</i> | | | | | | | | | |
| Metal Panel | 3% | | | 2044 | ** | 5 | \$400 | A | |
| Panel/Paver: Limestone | 45% | | | LIFE | ** | 5-10 | \$13,300 | A | |
| Roof | | | | | | | | | |
| Modified Bitumen | 100% | Now | \$102,900 | 2029 | ** | | | A | |
| <i>Blisters, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | | |
| <i>Location : Over 12th Floor</i> | | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | | |
| <i>Location : Over 12th Floor</i> | | | | | | | | | |

Interior

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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | |
|--|-------------------|---------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 15% | | | 2017 | \$494,700 | 3 | \$165,800 | C |
| Cast in Place Concrete | 5% | | | LIFE | ** | 5 | \$120,900 | C |
| Ceramic Tile | 5% | | | 2027 | ** | 5 | \$27,600 | C |
| Terrazzo | 25% | | | LIFE | ** | 5 | \$215,900 | C |
| Vinyl Tile | 50% | | | 2019 | \$2,658,800 | 3 | \$138,200 | C |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : 9x9</i> | | | | | | | | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 5% | | | 2027 | ** | 5 | \$35,600 | C |
| Marble Panels | 20% | | | LIFE | ** | 10 | \$56,900 | C |
| Plaster | 40% | | | LIFE | ** | 5-10 | \$241,900 | C |
| SGFT/Glazed Masonry | 10% | | | LIFE | ** | 10 | \$35,600 | C |
| Wood | 25% | | | LIFE | ** | 5 | \$1,423,200 | C |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 55% | | | 2029 | ** | 5 | \$379,900 | B |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Rooms 1121, 1127</i> | | | | | | | | |
| Exposed Concrete | 10% | | | LIFE | ** | 5-10 | \$69,100 | B |
| Plaster | 35% | | | LIFE | ** | 5-10 | \$332,400 | B |
| Electrical | | | | | | | | |
| Current Repair | | Future Replacement | | Maintenance | | | | |
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2044 | ** | 5 | \$1,700 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : 3- Main Service Disconnect Switches Rated @ 4000 Amperes Each</i> | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2037 | ** | 5 | \$1,400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Mechanical Room</i> | | | | | | | | |
| <i>Explanation : 5- 30 Kva 208/120 Volts</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Air Circuit Breaker | 100% | | | 2044 | ** | 5 | \$1,900 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Low Voltage Power Circuit Breaker</i> | | | | | | | | |
| Raceway | | | | | | | | |
| Conduit | 20% | | | 2024 | \$81,500 | 1 | | B |
| Conduit | 80% | | | 2044 | ** | 1 | | B |

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

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

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

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

| Electrical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|-----------------------|----------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts | | | | | | | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 5% | | | 2040 | ** | 5 | \$400 | B |
| Molded Case Bkrs | 95% | | | 2040 | ** | 5 | \$9,300 | B |
| Wiring | | | | | | | | |
| Braided Cloth | 10% | 2-4 | \$46,100 | 2049 | ** | 1 | | B |
| | | <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Throughout</i> | | | | | | |
| Thermoplastic | 90% | | | 2044 | ** | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 5% | | | 2037 | ** | 5 | \$100 | B |
| Motor Control Center | 95% | | | 2037 | ** | 5 | \$9,600 | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$10,900 | B |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2037 | ** | 1 | \$114,000 | B |
| Generators | | | | | | | | |
| Diesel | 100% | | | 2033 | ** | 1 | \$143,000 | B |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Roof</i> | | | | | | |
| | | <i>Explanation : 1250 Kw, Rudox Genset</i> | | | | | | |
| Batteries | | | | | | | | |
| Lead/Acid | 100% | | | 2018 | \$600 | 5 | \$13,700 | B |
| Fuel Storage | | | | | | | | |
| Day Tank | 50% | | | 2040 | ** | 5 | \$34,300 | B |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Roof</i> | | | | | | |
| | | <i>Explanation : 275 Gallons Capacity</i> | | | | | | |
| Main Tank | 50% | | | 2052 | ** | 5 | \$5,500 | B |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement</i> | | | | | | |
| | | <i>Explanation : 2000 Gallons Capacity</i> | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 95% | | | 2029 | ** | 10 | \$321,800 | B |
| | | <i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Throughout The Building</i> | | | | | | |
| Fluorescent | 5% | | | 2029 | ** | 10 | \$16,900 | B |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Hallways</i> | | | | | | |
| | | <i>Explanation : Compact Fluorescent Light Fixtures</i> | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 40% | | | 2029 | ** | 1 | | B |
| Emergency, Battery | 10% | | | 2029 | ** | 10 | \$8,900 | B |
| Exit, LED | 50% | | | 2052 | ** | 1 | | B |

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting | | | | | | | | |
| Exterior Lighting | | | | | | | | |
| HID | 50% | | | 2024 | \$77,800 | 10 | \$600 | B |
| Incandescent | 50% | | | 2024 | \$110,500 | 2 | \$300 | B |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 70% | | | | | | | D |
| Generic | 30% | | | 2029 | ** | 1 | \$41,500 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Outside</i> | | | | | | | | |
| <i>Explanation : Cctv Surveillance Camera System</i> | | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 30% | | | | | | | D |
| Generic | 70% | | | 2029 | ** | 1-3 | \$159,600 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Hallways, Mechanical Rooms And Offices</i> | | | | | | | | |
| <i>Explanation : Strobe Lights, Smoke Detectors, Horns And Manual Pull Stations</i> | | | | | | | | |
| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | |
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Utility Steam | 100% | | | 2034 | ** | 1 | | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : Steam From Con Edison</i> | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Pres. Reducing Valve/LP Steam | 100% | | | 2027 | ** | 5 | \$22,000 | B |
| Distribution | | | | | | | | |
| Steam Piping/Pump | 100% | | | 2034 | ** | 4 | \$18,200 | B |
| Terminal Devices | | | | | | | | |
| Air Handler | 100% | | | 2019 | \$2,291,900 | 1 | \$228,700 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2032 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Centrifugal, Elec Chiller | 90% | | | 2027 | ** | 1 | \$360,000 | B |
| <i>Other Observation, Extent : Light, Area Affected : 90%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| <i>Explanation : R123 Refrigerant</i> | | | | | | | | |
| Split Unit | 10% | | | 2024 | \$196,200 | | | B |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : 1st Floor Mech Room</i> | | | | | | | | |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 100% | | | 2034 | ** | 4 | \$18,200 | B |

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

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

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|--|----------------|-------------------|--------------------|---------|----------------|-------------|---------------|----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Air Conditioning | | | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 80% | | | 2019 | \$1,444,400 | 1 | \$182,900 | B |
| Induction Unit | 20% | | | 2024 | \$473,200 | 1 | \$23,900 | B |
| Heat Rejection | | | | | | | | |
| Air Condenser Unit | 10% | | | 2024 | \$84,900 | 2 | \$25,700 | B |
| Water Cool Tower | 90% | | | 2022 | \$1,098,100 | 2 | \$334,500 | B |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Roof</i> | | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$326,100 | B |
| Exhaust Fans | | | | | | | | |
| Interior | 100% | | | 2024 | \$469,900 | 2 | \$11,400 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2034 | * * | 1 | | B |
| HW Heat Exchanger | | | | | | | | |
| Low Temp | 100% | | | 2034 | * * | 4 | \$36,600 | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2024 | \$10,400 | 4 | \$2,000 | B |
| Sewage Ejector(s) | | | | | | | | |
| Compressed Air | 100% | | | 2034 | * * | 4 | \$1,300 | B |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 100% | | | LIFE | * * | | | C |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : (6) 1-12 (4) B-12 (1) B-12 Freight</i> | | | | | | | | |
| <i>Explanation : 11 Units</i> | | | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2034 | * * | 1-5 | \$186,500 | B |
| Sprinkler | | | | | | | | |
| Generic | 100% | | | 2024 | \$4,963,100 | 1-2 | \$103,600 | B |
| Fire Pump | | | | | | | | |
| Generic | 100% | | | 2027 | * * | 1 | \$69,100 | B |

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

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

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

Asset Name : MANHATTAN CRIMINAL COURTS BLDG.
Address : 100 CENTRE STREET
Borough : MANHATTAN **Agency's Number** : 312-135
Program / Asset # : DGS0002.000 / 2072 **Yr Built/Renovated** : 1938 / 2001
Area Sq Ft : 960,618 **Project Type** : COURTS
Date of Survey : 29-Jan-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,7,13,17,18,19,20,21,22
Block : 167 **Lot** : 1 **BIN** : 1079000

| CAPITAL | FY 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$3,590,100 | \$1,115,600 |
| Interior Architecture | \$816,000 | \$5,207,900 |
| Electrical | \$574,600 | \$7,690,300 |
| Mechanical | \$5,091,300 | \$9,409,600 |
| Total | \$10,072,000 | \$23,423,500 |
| Priority A | \$3,590,100 | \$1,115,600 |
| Priority B | \$5,711,600 | \$17,798,400 |
| Priority C | \$770,300 | \$4,509,500 |
| Total | \$10,072,000 | \$23,423,500 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|------------------|--------------------|------------------|
| Exterior Architecture | \$42,700 | | | |
| Interior Architecture | \$46,000 | \$26,500 | \$380,400 | \$39,700 |
| Electrical | \$146,600 | \$151,100 | \$150,300 | \$128,300 |
| Mechanical | \$137,400 | \$191,600 | \$317,200 | \$192,300 |
| Elevators/Escalators | \$390,800 | \$390,800 | \$390,800 | \$390,800 |
| Total | \$763,500 | \$760,000 | \$1,238,800 | \$751,100 |
| Priority A | \$42,700 | | | |
| Priority B | \$703,100 | \$733,600 | \$858,400 | \$711,400 |
| Priority C | \$17,600 | \$26,500 | \$380,400 | \$39,700 |
| Total | \$763,500 | \$760,000 | \$1,238,800 | \$751,100 |



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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Limestone | 70% | Now | \$3,296,100 | LIFE | ** | 5 | \$389,900 | A |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout Facades</i> | | | | | | | | |
| 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 | \$8,400 | 2037 | ** | 5 | \$900 | A |
| <i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Mechanical Penthouse</i> | | | | | | | | |
| <i>Other Observation, Extent : Severe, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Mechanical Penthouse</i> | | | | | | | | |
| <i>Explanation : Window Missing</i> | | | | | | | | |
| Parapets | | | | | | | | |
| Masonry: Brick | 65% | | | LIFE | ** | 5 | \$24,500 | A |
| Masonry: Limestone | 20% | Now | \$18,300 | LIFE | ** | 5 | \$9,500 | A |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Penthouse On West Side</i> | | | | | | | | |
| No Component | 15% | | | | | | | D |
| Roof | | | | | | | | |
| Modified Bitumen | 100% | 4+ | \$16,100 | 2029 | ** | | | A |
| <i>Other Observation, Extent : Moderate, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Upper Roof - Penthouse</i> | | | | | | | | |
| <i>Explanation : Gutter Supports Failing</i> | | | | | | | | |

Interior

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

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

| Architecture | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 5% | | | 2017 | \$351,000 | 3 | \$88,200 | C |
| Cast in Place Concrete | 22% | | | LIFE | ** | 5 | \$566,100 | C |
| Ceramic Tile | 3% | | | 2030 | ** | 5 | \$35,300 | C |
| Marble Panels | 5% | | | LIFE | ** | 5 | \$44,100 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Various Corridor Locations</i> | | | | | | | | |
| Quarry Tile | 3% | | | 2026 | ** | 5 | \$52,900 | C |
| Terrazzo | 25% | Now | \$177,900 | LIFE | ** | 5 | \$229,700 | C |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Stairs E And F At Penthouse</i> | | | | | | | | |
| Vinyl Tile | 27% | Now | \$61,100 | 2021 | \$3,056,000 | 3 | \$119,100 | C |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : District Attys Offices</i> | | | | | | | | |
| Not Accessible | 10% | | | | | | | D |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i> | | | | | | | | |
| <i>Location :</i> | | | | | | | | |
| <i>Explanation : Jail Floors And Central Booking</i> | | | | | | | | |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 3% | Now | \$47,100 | LIFE | ** | | | C |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Sub Basement</i> | | | | | | | | |
| Gypsum Board | 4% | | | LIFE | ** | 5 | \$28,600 | C |
| Masonry: Brick | 15% | | | LIFE | ** | | | C |
| Marble Panels | 15% | Now | \$316,100 | LIFE | ** | | | C |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Corridors</i> | | | | | | | | |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Various Locations</i> | | | | | | | | |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Plaster | 38% | Now | \$168,000 | LIFE | ** | 5 | \$136,100 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Stairs E And F At Penthouse</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Stairs E And F At Penthouse</i> | | | | | | | | |
| SGFT/Glazed Masonry | 5% | | | LIFE | ** | | | C |
| Wood | 10% | | | LIFE | ** | 5 | \$477,500 | C |
| Not Accessible | 10% | | | | | | | D |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Jail Floors And Central Booking</i> | | | | | | | | |

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

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2041 | ** | 5 | \$3,500 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Three 4000 Amps, Two 3000 Amps And Two 2000 Amps Main Disconnect Switch</i> | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 60% | | | 2026 | ** | 5 | \$1,800 | B |
| Dry Type | 40% | | | 2034 | ** | 5 | \$1,200 | B |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 20% | | | 2041 | ** | 5 | \$700 | B |
| Molded Case Bkrs | 80% | | | 2041 | ** | 5 | \$16,700 | B |
| Raceway | | | | | | | | |
| Conduit | 70% | | | 2021 | \$475,600 | 1 | | B |
| Conduit | 30% | | | 2041 | ** | 1 | | B |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 5% | | | 2037 | ** | 5 | \$900 | B |
| Fused Disc Sw | 10% | | | 2020 | \$68,400 | 5 | \$1,800 | B |
| Molded Case Bkrs | 20% | | | 2020 | \$231,600 | 5 | \$4,200 | B |
| Molded Case Bkrs | 65% | | | 2037 | ** | 5 | \$13,600 | B |

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Wiring | | | | | | | | |
| Braided Cloth | 10% | 2-4 | \$154,400 | 2046 | ** | 1 | | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Thermoplastic | 70% | | | 2041 | ** | 1 | | B |
| Thermoplastic | 20% | | | 2021 | \$153,700 | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 35% | | | 2026 | ** | 5 | \$1,900 | B |
| Locally Mounted | 55% | | | 2034 | ** | 5 | \$2,900 | B |
| <i>Recent Installation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Mech Room</i> | | | | | | | | |
| Motor Control Center | 10% | | | 2026 | ** | 5 | \$2,100 | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$11,600 | B |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2034 | ** | 1 | \$242,600 | B |
| Generators | | | | | | | | |
| Diesel | 100% | | | 2030 | ** | 1 | \$304,400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Generator Room</i> | | | | | | | | |
| <i>Explanation : One 1562 Kva</i> | | | | | | | | |
| Batteries | | | | | | | | |
| Lead/Acid | 100% | | | 2015 | \$600 | 5 | \$29,100 | B |
| Fuel Storage | | | | | | | | |
| Day Tank | | | | | | | | |
| | 50% | | | 2037 | ** | 5 | \$72,900 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Generator Room</i> | | | | | | | | |
| <i>Explanation : One 275 Gals</i> | | | | | | | | |
| Main Tank | | | | | | | | |
| | 50% | | | 2024 | \$54,800 | 5 | \$11,600 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : One 60,000 Gals</i> | | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 62% | | | 2021 | \$2,918,600 | 10 | \$447,000 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 95%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Using T8 Lamps</i> | | | | | | | | |
| Fluorescent | 30% | | | 2026 | ** | 10 | \$216,300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Using T8 Lamps</i> | | | | | | | | |
| HID | 3% | | | 2021 | \$99,400 | 10 | \$800 | B |
| Incandescent | 5% | | | 2021 | \$235,400 | 2 | \$900 | B |

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Lighting | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 35% | | | 2026 | ** | 1 | | B |
| Emergency, Service | 10% | | | 2016 | \$13,200 | 1 | | B |
| Emergency, Battery | 5% | | | 2026 | ** | 10 | \$9,500 | B |
| Exit, LED | 10% | | | 2049 | ** | 1 | | B |
| Exit, Service | 30% | | | 2026 | ** | 1 | | B |
| Exit, Service | 10% | | | 2016 | \$13,200 | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 70% | | | 2021 | \$231,800 | 10 | \$1,800 | B |
| Incandescent | 30% | | | 2016 | \$141,100 | 2 | \$400 | B |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| Generic | 100% | | | 2021 | \$2,737,500 | 1 | \$294,100 | B |
| Fire/Smoke Detection | | | | | | | | |
| Generic | 100% | | | 2026 | ** | 1-3 | \$485,200 | B |
| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Interruptible Gas/Dual Fuel | 100% | | | 2041 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Steam Boiler | 100% | Now | \$220,200 | 2034 | ** | 1 | \$701,400 | B |
| <i>Leak Evident, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : #4 Boiler Tubes Leak</i> | | | | | | | | |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : 4 Units</i> | | | | | | | | |
| Distribution | | | | | | | | |
| Steam Piping/Pump | 100% | 0-2 | \$126,300 | 2031 | ** | 4 | \$38,800 | B |
| <i>Corroded, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Condensate Drain Pipe, Sub Basement</i> | | | | | | | | |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Steam Traps, Throughout</i> | | | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler | 25% | | | 2016 | \$1,219,600 | 1 | \$121,700 | B |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Fan Room</i> | | | | | | | | |
| Convactor/Radiator | 75% | Now | \$128,200 | 2019 | \$6,409,500 | 1 | \$171,700 | B |
| <i>Damaged, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2037 | ** | 1 | | B |

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

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

| Mechanical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|-----------------------------|----------------|-------------------|----------------|--|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Air Conditioning | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Centrifugal, Elec Chiller | 25% | | | 2030 | ** | 1 | \$212,800 | B |
| Window/Wall Unit | 50% | | | 2016 | \$930,100 | 1 | | B |
| No Component | 25% | | | | | | | D |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 25% | | | 2031 | ** | 4 | \$14,600 | B |
| No Component | 75% | | | | | | | D |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 25% | | | 2016 | \$720,600 | 1 | \$121,700 | B |
| | | | | <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> | | | | |
| | | | | <i>Location : Fan Room</i> | | | | |
| No Component | 75% | | | | | | | D |
| Heat Rejection | | | | | | | | |
| Water Cool Tower | 25% | 2-4 | \$487,000 | 2026 | ** | 2 | \$158,200 | B |
| | | | | <i>On Extended Life, Extent : Severe, Area Affected : 25%</i> | | | | |
| | | | | <i>Location : Penthouse</i> | | | | |
| No Component | 75% | | | | | | | D |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | Now | \$156,200 | LIFE | ** | 2-5 | \$438,300 | B |
| | | | | <i>Broken, Extent : Moderate, Area Affected : 100%</i> | | | | |
| | | | | <i>Location : Flexible Connections, Penthouse Fan Room</i> | | | | |
| Exhaust Fans | | | | | | | | |
| Interior | 100% | | | 2016 | \$1,000,200 | 2 | \$24,300 | B |
| | | | | <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> | | | | |
| | | | | <i>Location : Penthouse</i> | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2021 | \$2,702,400 | 1 | | B |
| HW Heat Exchanger | | | | | | | | |
| Low Temp | 100% | Now | \$28,100 | 2031 | ** | 4 | \$77,900 | B |
| | | | | <i>Corroded, Extent : Severe, Area Affected : 20%</i> | | | | |
| | | | | <i>Location : Basement</i> | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2026 | ** | 4 | \$1,300 | B |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2029 | ** | 4 | \$1,300 | B |
| | | | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | |
| | | | | <i>Location : Sub Basement</i> | | | | |
| | | | | <i>Explanation : 3 Duplex Units</i> | | | | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |

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

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

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

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | | |
|-----------------------------|----------------|--|--------------------|------------|----------------|----------------|----------------|------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 100% | | | LIFE | * * | | | C |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : (19) 1-17 (1) B-17 (2) B-16</i> | | | | | | |
| | | <i>Explanation : 22 Units</i> | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2041 | * * | 1-5 | \$397,000 | B |
| Sprinkler | | | | | | | | |
| Generic | 100% | | | 2041 | * * | 1-2 | \$220,600 | B |
| Fire Pump | | | | | | | | |
| Generic | 100% | | | 2030 | * * | 1 | \$147,000 | B |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement</i> | | | | | | |
| | | <i>Explanation : Motor Replacement Has Been Scheduled</i> | | | | | | |

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Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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

| CAPITAL | FY 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$535,800 | \$507,300 |
| Interior Architecture | \$1,862,100 | \$2,136,800 |
| Electrical | \$240,700 | \$4,740,400 |
| Mechanical | \$277,200 | \$7,159,100 |
| Total | \$2,915,800 | \$14,543,400 |
| Priority A | \$535,800 | \$507,300 |
| Priority B | \$1,002,200 | \$12,171,900 |
| Priority C | \$1,377,800 | \$1,864,300 |
| Total | \$2,915,800 | \$14,543,400 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | | | \$13,300 | \$34,700 |
| Interior Architecture | \$47,100 | \$41,900 | | \$18,600 |
| Electrical | \$85,600 | \$93,700 | \$74,800 | \$65,600 |
| Mechanical | \$177,800 | \$201,100 | \$168,800 | \$201,800 |
| Elevators/Escalators | \$118,400 | \$118,400 | \$118,400 | \$118,400 |
| Total | \$429,000 | \$455,000 | \$375,300 | \$439,000 |
| Priority A | | | \$13,300 | \$34,700 |
| Priority B | \$396,200 | \$413,200 | \$362,000 | \$385,800 |
| Priority C | \$32,800 | \$41,900 | | \$18,600 |
| Total | \$429,000 | \$455,000 | \$375,300 | \$439,000 |



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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Metal Panel | 27% | | | 2047 | ** | 5-10 | \$646,800 | A |
| Metal Coiling Doors | 3% | | | 2034 | ** | 5 | \$32,700 | A |
| Granite Panels | 60% | | | LIFE | ** | 5 | \$156,800 | A |
| Window Wall | 10% | | | 2047 | ** | 5 | \$130,700 | A |
| Windows | | | | | | | | |
| Aluminum | 95% | | | 2043 | ** | 5 | \$31,700 | A |
| Metal Louvers | 5% | | | 2034 | ** | 10 | \$10,400 | A |
| Parapets | | | | | | | | |
| Metal Panel | 80% | | | 2047 | ** | 5 | \$26,500 | A |
| Metal Rail | 20% | | | 2038 | ** | 5-10 | \$30,900 | A |
| Roof | | | | | | | | |
| Single Ply Membrane | 100% | | | 2029 | ** | 10 | \$108,700 | A |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 25% | Now | \$102,200 | LIFE | ** | 5 | \$290,800 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Loading Dock</i> | | | | | | | | |
| Ceramic Tile | 4% | | | 2030 | ** | 5 | \$21,300 | C |
| Ceramic Tile | 12% | | | 2036 | ** | 5 | \$63,800 | C |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Renovated Public Spaces</i> | | | | | | | | |
| Panel/Paver: Cer/Brk | 12% | Now | \$138,500 | 2037 | ** | 5 | \$71,800 | C |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Corridors And Stair Throughout</i> | | | | | | | | |
| Terrazzo | 4% | Now | \$12,900 | LIFE | ** | 5 | \$16,600 | C |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : First Floor</i> | | | | | | | | |
| Vinyl Tile | 28% | Now | \$286,500 | 2021 | \$1,432,600 | 3 | \$55,800 | C |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Floors A & B</i> | | | | | | | | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Offices And Waiting Areas Throughout</i> | | | | | | | | |
| Vinyl Tile | 15% | | | 2031 | ** | 3 | \$29,900 | C |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Renovated Courtrooms And Second Floor</i> | | | | | | | | |

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 7% | Now | \$171,300 | LIFE | ** | | | C |
| <i>Water Penetration, Extent : Severe, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : West Wall In Basements</i> | | | | | | | | |
| Ceramic Tile | 5% | | | 2030 | ** | 5 | \$18,600 | C |
| Concrete Masonry Unit | 20% | Now | \$284,200 | LIFE | ** | 5 | \$29,800 | C |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Loading Dock</i> | | | | | | | | |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Various Basement Locations</i> | | | | | | | | |
| <i>Loose Units, Extent : Severe, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Loading Dock</i> | | | | | | | | |
| <i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Loading Dock</i> | | | | | | | | |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Parking Area In Basement</i> | | | | | | | | |
| Gypsum Board | 31% | | | LIFE | ** | 5 | \$69,200 | C |
| Marble Panels | 7% | | | LIFE | ** | | | C |
| Marble Panels | 5% | | | LIFE | ** | | | C |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Renovated Corridors</i> | | | | | | | | |
| <i>Explanation : Recent Installation</i> | | | | | | | | |
| Travertine Panels | 15% | Now | \$394,900 | LIFE | ** | | | C |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Throughout Elevator Lobbies And Corridors</i> | | | | | | | | |
| Plaster | 10% | | | LIFE | ** | 5 | \$11,200 | C |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 38% | Now | \$314,700 | 2026 | ** | 5 | \$126,300 | B |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| AcousTileSusp.Lay-In | 28% | | | 2041 | ** | 5 | \$148,900 | B |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Renovated Courtrooms</i> | | | | | | | | |
| AcousTileSusp.Lay-In | 2% | Now | \$14,300 | 2019 | \$71,700 | 5 | \$5,300 | B |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Exposed Concrete | 23% | Now | \$95,200 | LIFE | ** | 5 | \$19,100 | B |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Steam Room</i> | | | | | | | | |
| <i>Exposed Reinforcement, Extent : Severe, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Steam Room</i> | | | | | | | | |
| <i>Water Penetration, Extent : Severe, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Steam Room</i> | | | | | | | | |
| Exposed Struc: Steel | 7% | | | LIFE | ** | | | B |
| Plaster | 2% | | | LIFE | ** | 5 | \$6,600 | B |

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

| Electrical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Air Circuit Breaker | 70% | | | 2021 | \$64,700 | 5 | \$1,500 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Two 3000 Amps Main Disconnect Switch</i> | | | | | | | | |
| Fused Disc Sw | 30% | | | 2041 | ** | 5 | \$500 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : One 3000 Amps Main Disconnect Switch</i> | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2026 | ** | 5 | \$1,500 | B |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 30% | | | 2041 | ** | 5 | \$500 | B |
| Molded Case Bkrs | 70% | | | 2021 | \$210,600 | 5 | \$7,500 | B |
| Raceway | | | | | | | | |
| Conduit | 60% | | | 2031 | ** | 1 | | B |
| Conduit | 20% | | | 2041 | ** | 1 | | B |
| Conduit | 20% | | | 2021 | \$81,500 | 1 | | B |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 15% | | | 2020 | \$61,600 | 5 | \$1,400 | B |
| Molded Case Bkrs | 55% | | | 2029 | ** | 5 | \$5,900 | B |
| Molded Case Bkrs | 30% | | | 2037 | ** | 5 | \$3,200 | B |
| Wiring | | | | | | | | |
| Thermoplastic | 55% | | | 2031 | ** | 1 | | B |
| Thermoplastic | 25% | | | 2041 | ** | 1 | | B |
| Thermoplastic | 20% | | | 2021 | \$92,200 | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 30% | | | 2034 | ** | 5 | \$800 | B |
| Motor Control Center | 70% | | | 2019 | \$541,100 | 5 | \$7,700 | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$5,900 | B |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 60% | | | 2034 | ** | 1 | \$74,400 | B |
| Automatic | 40% | | | 2019 | \$4,400 | 1 | \$49,600 | B |
| Generators | | | | | | | | |
| Diesel | 100% | | | 2017 | \$74,100 | 1 | \$155,600 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Generator Room</i> | | | | | | | | |
| <i>Explanation : One 312 Kva</i> | | | | | | | | |
| Batteries | | | | | | | | |
| Nickel Cadmium | 100% | | | 2015 | \$600 | 5 | \$89,600 | B |

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Estimates are rounded to the nearest hundred dollars.

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Stand-by Power | | | | | | | | |
| Fuel Storage | | | | | | | | |
| Day Tank | 50% | | | 2020 | \$16,800 | 5 | \$37,300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Generator Room</i> | | | | | | | | |
| <i>Explanation : One 275 Gals</i> | | | | | | | | |
| Main Tank | 50% | | | 2024 | \$28,000 | 5 | \$5,900 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : One 400 Gals</i> | | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 73% | | | 2021 | \$1,756,500 | 10 | \$269,000 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Using T8 Lamps</i> | | | | | | | | |
| Fluorescent | 20% | | | 2026 | ** | 10 | \$73,700 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Using T8 Lamps</i> | | | | | | | | |
| HID | 5% | | | 2026 | ** | 10 | \$700 | B |
| Incandescent | 2% | | | 2016 | \$48,100 | 2 | \$200 | B |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 15% | | | 2016 | \$10,100 | 1 | | B |
| Emergency, Service | 30% | | | 2026 | ** | 1 | | B |
| Emergency, Battery | 5% | | | 2026 | ** | 10 | \$4,900 | B |
| Exit, LED | 10% | | | 2049 | ** | 1 | | B |
| Exit, Service | 10% | | | 2016 | \$6,700 | 1 | | B |
| Exit, Service | 30% | | | 2026 | ** | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 30% | | | 2021 | \$50,800 | 10 | \$400 | B |
| Incandescent | 70% | | | 2021 | \$168,300 | 2 | \$500 | B |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| Generic | 100% | | | 2021 | \$1,399,200 | 1 | \$150,300 | B |
| Fire/Smoke Detection | | | | | | | | |
| Generic | 100% | | | 2026 | ** | 1-3 | \$248,000 | B |

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

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

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

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

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

| Mechanical System Component Type | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Heat Exchanger | 40% | | | 2024 | \$39,500 | 1 | \$79,700 | B |
| Pres. Reducing Valve/LP Steam | 60% | Now | \$3,400 | 2024 | \$172,200 | 5 | \$7,200 | B |
| <i>Leak Evident, Extent : Severe, Area Affected : 100%</i> <i>Location : Supply Valve - " A " Level Steam Room</i> | | | | | | | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 40% | 0-2 | \$185,800 | 2029 | ** | 4 | \$7,900 | B |
| <i>Corroded, Extent : Severe, Area Affected : 30%</i> <i>Location : Basement</i> | | | | | | | | |
| Steam Piping/Pump | 60% | Now | \$38,700 | 2031 | ** | 4 | \$11,900 | B |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i> <i>Location : Condensate Return Pump</i> | | | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler | 70% | | | 2021 | \$1,745,400 | 1 | \$174,100 | B |
| Convactor/Radiator | 30% | | | 2026 | ** | 1 | \$39,000 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2037 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Centrifugal, Elec Chiller | 100% | | | 2024 | \$1,246,700 | 1 | \$435,200 | B |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 100% | | | 2031 | ** | 4 | \$29,800 | B |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 100% | | | 2021 | \$1,964,300 | 1 | \$248,800 | B |
| Heat Rejection | | | | | | | | |
| Water Cool Tower | 100% | | | 2022 | \$1,327,500 | 2 | \$404,300 | B |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$224,000 | B |
| Exhaust Fans | | | | | | | | |
| Interior | 100% | | | 2021 | \$511,300 | 2 | \$12,400 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2041 | ** | 1 | | B |
| HW Heat Exchanger | | | | | | | | |
| Low Temp | 100% | 0-2 | \$7,200 | 2031 | ** | 4 | \$39,800 | B |
| <i>Corroded, Extent : Moderate, Area Affected : 100%</i> <i>Location : Coil Connections</i> | | | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | Now | \$20,100 | LIFE | ** | 1 | | B |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i> <i>Location : Steam Room</i> | | | | | | | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Submersible | 100% | | | 2015 | \$6,300 | 4 | \$2,000 | B |

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

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

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|------------------------------|-----------------------|---|---------------------------|----------------|-----------------------|--------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | |
| Plumbing | | | | | | | |
| Sewage Ejector(s) | | | | | | | |
| Electric | 100% | | | 2026 | * * | 4 | \$1,300 B |
| Fixtures | | | | | | | |
| Generic | 100% | | | | | | B |
| Vertical Transport | | | | | | | |
| Elevators | | | | | | | |
| Geared Traction | 90% | | | LIFE | * * | | C |
| | | <i>Other Observation, Extent : Light, Area Affected : 90%</i> | | | | | |
| | | <i>Location : (7) B-11 (1) I-11 (1) I-7</i> | | | | | |
| | | <i>Explanation : 9 Units</i> | | | | | |
| Hydraulic | 10% | | | LIFE | * * | | C |
| | | <i>Other Observation, Extent : Light, Area Affected : 10%</i> | | | | | |
| | | <i>Location : 1-2</i> | | | | | |
| | | <i>Explanation : 1 Unit</i> | | | | | |
| Fire Suppression | | | | | | | |
| Standpipe | | | | | | | |
| Generic | 100% | | | 2041 | * * | 1-5 | \$202,900 B |
| Sprinkler | | | | | | | |
| Generic | 100% | | | 2041 | * * | 1-2 | \$112,700 B |
| Fire Pump | | | | | | | |
| Generic | 100% | | | 2030 | * * | 1 | \$75,200 B |

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$996,000 | \$1,684,600 |
| Interior Architecture | \$1,431,100 | \$3,552,400 |
| Electrical | \$102,300 | \$3,874,500 |
| Mechanical | \$746,100 | \$5,037,900 |
| Total | \$3,275,500 | \$14,149,400 |
| Priority A | \$996,000 | \$1,684,600 |
| Priority B | \$1,573,600 | \$9,264,600 |
| Priority C | \$705,900 | \$3,200,200 |
| Total | \$3,275,500 | \$14,149,400 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$27,800 | | \$600 | |
| Interior Architecture | \$52,800 | \$41,400 | \$30,800 | \$52,800 |
| Electrical | \$48,600 | \$41,000 | \$43,900 | \$65,600 |
| Mechanical | \$116,800 | \$211,000 | \$151,600 | \$224,000 |
| Elevators/Escalators | \$82,900 | \$82,900 | \$82,900 | \$82,900 |
| Total | \$329,000 | \$376,300 | \$309,800 | \$425,400 |
| Priority A | \$27,800 | | \$600 | |
| Priority B | \$248,300 | \$334,900 | \$278,300 | \$372,600 |
| Priority C | \$52,800 | \$41,400 | \$30,800 | \$52,800 |
| Total | \$329,000 | \$376,300 | \$309,800 | \$425,400 |



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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Cast Stone/Terra Cotta | 2% | | | LIFE | ** | 5 | \$104,200 | A |
| Masonry: Brick | 50% | | | LIFE | ** | 5 | \$333,300 | A |
| | <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : At Foundation Wall</i> | | | | | | | |
| Masonry: Granite | 48% | | | LIFE | ** | 5 | \$240,000 | A |
| | <i>Water Penetration, Extent : Light, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : Various</i> | | | | | | | |
| Windows | | | | | | | | |
| Bronze/Brass | 25% | | | 2030 | ** | 5 | \$234,600 | A |
| | <i>Deteriorated Finish, Extent : Light, Area Affected : 2%</i> | | | | | | | |
| | <i>Location : Entry</i> | | | | | | | |
| Metal Louvers | 5% | | | 2031 | ** | 10 | \$46,900 | A |
| Steel | 70% | | | 2030 | ** | 5 | \$1,313,900 | A |
| | <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Parapets | | | | | | | | |
| Masonry: Brick | 45% | Now | \$50,700 | LIFE | ** | 5 | \$7,000 | A |
| | <i>Efflorescence, Extent : Moderate, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : North Side Of Lower Parapets</i> | | | | | | | |
| | <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Spalling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Masonry: Granite | 43% | Now | \$71,900 | LIFE | ** | 5 | \$8,400 | A |
| | <i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Coping</i> | | | | | | | |
| | <i>Water Penetration, Extent : Severe, Area Affected : 20%</i> | | | | | | | |
| | <i>Location : Coping</i> | | | | | | | |
| Metal Panel | 2% | | | 2042 | ** | 5 | \$1,200 | A |
| Metal Rail | 5% | | | 2035 | ** | 5-10 | \$14,000 | A |
| Marble Panels | 5% | | | LIFE | ** | 5 | \$900 | A |

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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Roof | | | | | | | | |
| Cast in Place Concrete | 5% | Now | \$6,100 | LIFE | ** | | | A |
| <i>Water Penetration, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Throughout Areaways</i> | | | | | | | | |
| Copper/Terne | 30% | Now | \$13,200 | 2037 | ** | | | A |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Rotunda</i> | | | | | | | | |
| Copper/Terne | 5% | | | 2050 | ** | 10 | \$17,400 | A |
| Modified Bitumen | 45% | Now | \$99,100 | 2027 | ** | | | A |
| <i>Blisters, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Ponding, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Over 6th Floor</i> | | | | | | | | |
| Skylight, Metal/Glass | 5% | | | 2042 | ** | 10 | \$23,300 | A |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Various Areas</i> | | | | | | | | |
| Sloped Glazing | 10% | | | LIFE | ** | 5 | \$186,000 | A |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 15% | | | 2021 | \$681,100 | 3 | \$211,300 | C |
| Cast in Place Concrete | 10% | Now | \$117,000 | LIFE | ** | 5 | \$154,100 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Sub Basement</i> | | | | | | | | |
| <i>Water Penetration, Extent : Severe, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Sub Basement</i> | | | | | | | | |
| <i>Other Observation, Extent : Severe, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Sub Basement</i> | | | | | | | | |
| <i>Explanation : Ground Water Flooding</i> | | | | | | | | |
| Ceramic Tile | 3% | | | 2031 | ** | 5 | \$21,100 | C |
| Cork Tile | 10% | | | 2032 | ** | 5 | \$61,600 | C |
| Marble Panels | 13% | | | LIFE | ** | 5 | \$68,700 | C |
| Terrazzo | 14% | | | LIFE | ** | 5 | \$77,000 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Vinyl Tile | 35% | | | 2022 | \$2,562,600 | 3 | \$92,500 | C |

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 5% | Now | \$98,500 | LIFE | ** | | | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Lunch Room, Chief Engineer Room</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Lunch Room, Chief Engineer Room</i> | | | | | | | | |
| Masonry: Brick | 5% | Now | \$102,600 | LIFE | ** | | | C |
| <i>Spalling, Extent : Severe, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Sub Basement</i> | | | | | | | | |
| <i>Water Penetration, Extent : Severe, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Sub Basement</i> | | | | | | | | |
| Marble Panels | 10% | | | LIFE | ** | | | C |
| Plaster | 70% | Now | \$387,900 | LIFE | ** | 5 | \$116,300 | C |
| <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Corridors, Stairs, Various Offices And Lobbies</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Corridors, Stairs, Various Offices And Lobbies</i> | | | | | | | | |
| Wood | 10% | | | LIFE | ** | 5 | \$221,500 | C |
| Ceilings | | | | | | | | |
| Exposed Concrete | 10% | Now | \$296,200 | LIFE | ** | 5 | \$11,000 | B |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Staff Cafeteria And Mechanical Room</i> | | | | | | | | |
| <i>Exposed Reinforcement, Extent : Severe, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Sub Basement</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Staff Cafeteria, Mechanical Room</i> | | | | | | | | |
| Masonry: Marble | 10% | | | LIFE | ** | 1 | | B |
| Plaster | 15% | | | LIFE | ** | 5 | \$66,000 | B |
| Plaster | 65% | Now | \$429,100 | LIFE | ** | 5 | \$286,200 | B |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Corridors Throughout</i> | | | | | | | | |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Corridors, Waiting Areas, File Room</i> | | | | | | | | |

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

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

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

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

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Stand-by Power | | | | | | | | |
| Fuel Storage | | | | | | | | |
| Day Tank | 50% | | | 2038 | ** | 5 | \$43,700 | B |
| Main Tank | 50% | | | 2050 | ** | 5 | \$7,000 | B |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 95% | | | 2022 | \$2,892,900 | 10 | \$410,100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : T-8 & Compact Lamps</i> | | | | | | | | |
| Incandescent | 5% | | | 2022 | \$152,300 | 2 | \$500 | B |
| Egress Lighting | | | | | | | | |
| Exit, LED | 100% | | | 2062 | ** | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2022 | \$214,200 | 10 | \$1,500 | B |
| Alarm | | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 75% | | | | | | | D |
| Generic | 25% | | | 2030 | ** | 1-3 | \$74,800 | B |

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Utility Steam | 100% | | | 2042 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Heat Exchanger | 25% | | | 2025 | ** | 1 | \$58,300 | B |
| Pres. Reducing Valve/LP | 75% | | | 2025 | ** | 5 | \$21,000 | B |
| Steam | | | | | | | | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : Steam Boilers No Longer In Use</i> | | | | | | | | |
| Distribution | | | | | | | | |
| Steam Piping/Pump | 100% | Now | \$408,700 | 2032 | ** | 4 | \$23,200 | B |
| <i>Corroded, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Vacuum Condensate Pumps</i> | | | | | | | | |
| <i>Leak Evident, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Sub Basement</i> | | | | | | | | |
| Terminal Devices | | | | | | | | |
| Convactor/Radiator | 90% | | | 2027 | ** | 1 | \$137,100 | B |
| No Component | 10% | | | | | | | D |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i> | | | | | | | | |
| <i>Location : Mechanical Rooms - Penthouse</i> | | | | | | | | |
| <i>Explanation : Covered Under A C Section</i> | | | | | | | | |

Air Conditioning

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

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

| Mechanical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2038 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Centrifugal, Elec Chiller | 90% | | | 2025 | ** | 1 | \$458,800 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : Refrigerant R-11</i> | | | | | | | | |
| Ext Pkg Unit - Cooling | 5% | | | 2027 | ** | 2 | \$1,500 | B |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Roof</i> | | | | | | | | |
| Window/Wall Unit | 5% | | | 2017 | | 1 | \$60,200 | B |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 100% | | | 2032 | ** | 4 | \$34,900 | B |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 95% | | | 2022 | | 1 | \$276,900 | B |
| Fan Coil - Cooling | 5% | | | 2022 | | 1 | \$7,600 | B |
| Heat Rejection | | | | | | | | |
| Water Cool Tower | 95% | | | 2020 | | 2 | \$450,000 | B |
| No Component | 5% | | | | | | | D |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$262,500 | B |
| Exhaust Fans | | | | | | | | |
| Interior | 85% | | | 2022 | | 2 | \$12,400 | B |
| Roof | 15% | | | 2022 | | 2 | \$2,200 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Galv Iron/Steel | 100% | Now | \$174,800 | 2027 | ** | 1 | | B |
| <i>Corroded, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Basement And Sub Basement</i> | | | | | | | | |
| HW Heat Exchanger | | | | | | | | |
| Low Temp | 100% | | | 2042 | ** | 4 | \$46,700 | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | Now | \$40,900 | LIFE | ** | 1 | | B |
| <i>Cracked, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Sub Basement</i> | | | | | | | | |
| <i>Damaged, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Basement And Sub Basement</i> | | | | | | | | |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2022 | | 4 | \$1,300 | B |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2022 | | 4 | \$1,300 | B |
| Backflow Preventer | | | | | | | | |
| Generic | 100% | | | 2022 | | 1 | \$29,100 | B |

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

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

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

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

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|------------------------------|-----------------------|--------------------------|--|----------------|-----------------------|--------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | |
| Plumbing | | | | | | | |
| Fixtures | | | | | | | |
| Generic | 100% | | | | | | B |
| Vertical Transport | | | | | | | |
| Elevators | | | | | | | |
| Geared Traction | 100% | | | LIFE | ** | | C |
| | | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | |
| | | | <i>Location : B, 1-4, M-6</i> | | | | |
| | | | <i>Explanation : 12 Units</i> | | | | |
| Fire Suppression | | | | | | | |
| Standpipe | | | | | | | |
| Generic | 100% | | | 2032 | ** | 1-5 | \$237,700 B |
| Sprinkler | | | | | | | |
| No Component | 95% | | | | | | D |
| Generic | 5% | | | 2032 | ** | 1-2 | \$6,600 B |

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

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

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$972,500 | \$1,732,300 |
| Interior Architecture | \$535,700 | \$4,278,200 |
| Electrical | \$149,500 | \$3,542,200 |
| Mechanical | \$1,464,300 | \$9,199,300 |
| Total | \$3,122,100 | \$18,752,000 |
| Priority A | \$972,500 | \$1,732,300 |
| Priority B | \$1,796,400 | \$13,072,700 |
| Priority C | \$353,100 | \$3,946,900 |
| Total | \$3,122,100 | \$18,752,000 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | | | | \$42,500 |
| Interior Architecture | \$17,000 | \$21,200 | \$34,000 | \$25,500 |
| Electrical | \$65,400 | \$13,400 | \$18,900 | \$15,300 |
| Mechanical | \$123,700 | \$100,800 | \$182,900 | \$109,300 |
| Elevators/Escalators | \$177,600 | \$177,600 | \$177,600 | \$177,600 |
| Total | \$383,700 | \$313,000 | \$413,400 | \$370,200 |
| Priority A | | | | \$42,500 |
| Priority B | \$383,700 | \$291,800 | \$379,400 | \$323,400 |
| Priority C | | \$21,200 | \$34,000 | \$4,200 |
| Total | \$383,700 | \$313,000 | \$413,400 | \$370,200 |



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

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

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

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

Asset # : 2057

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Copper/Terne | 3% | | | 2043 | ** | 10 | \$42,000 | A |
| Masonry: Brick | 30% | Now | \$328,000 | LIFE | ** | 5 | \$179,000 | A |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Courtyard</i> | | | | | | | | |
| Masonry: Granite | 10% | | | LIFE | ** | 5 | \$44,700 | A |
| Masonry: Limestone | 55% | | | LIFE | ** | 5 | \$246,100 | A |
| Metal Coiling Doors | 2% | | | 2028 | ** | 5 | \$37,300 | A |
| Windows | | | | | | | | |
| Aluminum | 45% | | | 2039 | ** | 5 | \$37,300 | A |
| Bronze/Brass | 50% | | | 2039 | ** | 5 | \$258,700 | A |
| Steel | 5% | Now | \$263,900 | 2048 | ** | 5 | \$25,900 | A |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Chiller Room</i> | | | | | | | | |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Chiller Room</i> | | | | | | | | |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Chiller Room</i> | | | | | | | | |
| Parapets | | | | | | | | |
| Masonry: Brick | 40% | Now | \$109,200 | LIFE | ** | 5 | \$30,000 | A |
| <i>Parge/Tar Separating, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Interior Face</i> | | | | | | | | |
| <i>Spalling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Interior Face</i> | | | | | | | | |
| Masonry: Granite | 10% | | | LIFE | ** | 5 | \$9,400 | A |
| Masonry: Limestone | 45% | | | LIFE | ** | 5 | \$42,400 | A |
| Metal Panel | 5% | | | 2043 | ** | 5 | \$14,500 | A |
| Roof | | | | | | | | |
| IRMA/Protected Membrane | 10% | | | 2028 | ** | 10 | \$16,600 | A |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : East Side</i> | | | | | | | | |
| <i>Explanation : This Is A Green Roof Designed To Absorb Runoff</i> | | | | | | | | |
| Modified Bitumen | 70% | Now | \$91,900 | 2023 | \$919,400 | | | A |
| <i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Over 8th Floor</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Room 834</i> | | | | | | | | |
| Plaza Roof: Stone Panels | 20% | Now | \$179,600 | 2033 | ** | | | A |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Over Chiller Room</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Over Chiller Room</i> | | | | | | | | |
| <i>Explanation : Drains Inad/misposin</i> | | | | | | | | |

Interior

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

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

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

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

Asset # : 2057

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 5% | | | 2022 | \$219,000 | 3 | \$51,000 | C |
| Cast in Place Concrete | 5% | | | LIFE | ** | 5 | \$74,300 | C |
| Marble Panels | 15% | | | LIFE | ** | 5 | \$76,400 | C |
| Terrazzo | 25% | | | LIFE | ** | 5 | \$132,700 | C |
| Vinyl Tile | 40% | | | 2023 | \$2,825,100 | 3 | \$101,900 | C |
| Vinyl Tile | 5% | 0-2 | \$353,100 | 2033 | ** | 3 | \$12,700 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : 9th Floor</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : 9th Floor</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 9th Floor</i> | | | | | | | | |
| <i>Explanation : 9x9 Tiles</i> | | | | | | | | |
| Vinyl Tile | 5% | | | 2031 | ** | 3 | \$12,700 | C |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 5% | | | LIFE | ** | | | C |
| Gypsum Board | 15% | | | LIFE | ** | 5 | \$120,700 | C |
| Gypsum Board | 5% | | | LIFE | ** | 5 | \$40,200 | C |
| Masonry: Brick | 5% | | | LIFE | ** | | | C |
| Metal Panel | 5% | | | LIFE | ** | | | C |
| Marble Panels | 20% | | | LIFE | ** | | | C |
| Plaster | 35% | | | LIFE | ** | 5 | \$140,900 | C |
| Wood | 10% | | | LIFE | ** | 5 | \$536,600 | C |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 5% | | | 2028 | ** | 5 | \$42,500 | B |
| AcousTileSusp.Lay-In | 35% | | | 2028 | ** | 5 | \$237,800 | B |
| AcousTileSusp.Lay-In | 5% | | | 2040 | ** | 5 | \$34,000 | B |
| Exposed Concrete | 5% | | | LIFE | ** | 5 | \$5,300 | B |
| Plaster | 5% | Now | \$63,700 | LIFE | ** | 5 | \$21,200 | B |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : 8th Floor Library, Room 834</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : 8th Floor Library, Room 834</i> | | | | | | | | |
| Plaster | 45% | | | LIFE | ** | 5 | \$191,100 | B |

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

Under 600 Volts

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

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

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

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

Asset # : 2057

| Electrical | Current Repair | | | Future Replacement | | Maintenance | | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | | |
| Under 600 Volts | | | | | | | | | |
| Service Equipment | | | | | | | | | |
| Air Circuit Breaker | 20% | 2-4 | \$20,000 | 2053 | ** | 5 | \$200 | B | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | | |
| <i>Explanation : No Available Nameplate Ratings; On Extended Life</i> | | | | | | | | | |
| Air Circuit Breaker | 20% | | | 2053 | ** | 5 | \$500 | B | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | | |
| <i>Explanation : Newly Installed, 4000 Amperes Power Circuit Breakers</i> | | | | | | | | | |
| Under Construction | 60% | | | | | | | | D |
| Transformers | | | | | | | | | |
| Dry Type | 100% | | | 2028 | ** | 5 | \$1,700 | B | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | | |
| <i>Location : Roof</i> | | | | | | | | | |
| <i>Explanation : 2- 63 Kva, 460/208 Volts</i> | | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | | |
| Air Circuit Breaker | 10% | 2-4 | \$32,500 | 2053 | ** | 5 | \$100 | B | |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | | |
| Fused Disc Sw | 10% | | | 2023 | | 5 | \$200 | B | |
| Molded Case Bkrs | 10% | | | 2023 | | 5 | \$1,200 | B | |
| Under Construction | 70% | | | | | | | | D |
| Raceway | | | | | | | | | |
| Conduit | 70% | | | 2023 | | 1 | | B | |
| Under Construction | 30% | | | | | | | | D |
| Panelboards | | | | | | | | | |
| Fused Disc Sw | 10% | | | 2022 | \$44,300 | 5 | \$1,100 | B | |
| Molded Case Bkrs | 50% | | | 2022 | \$221,700 | 5 | \$6,000 | B | |
| Under Construction | 40% | | | | | | | | D |
| Wiring | | | | | | | | | |
| Braided Cloth | 30% | 2-4 | \$149,500 | 2048 | ** | 1 | | B | |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | | |
| Thermoplastic | 40% | | | 2023 | \$199,300 | 1 | | B | |
| Under Construction | 30% | | | | | | | | D |
| Motor Controllers | | | | | | | | | |
| Locally Mounted | 50% | | | 2028 | ** | 5 | \$1,500 | B | |
| Locally Mounted | 40% | | | 2021 | \$334,000 | 5 | \$1,200 | B | |
| Locally Mounted | 10% | | | 2040 | ** | 5 | \$300 | B | |
| Ground | | | | | | | | | |
| Grounding Devices | | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$6,700 | B | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | | |
| <i>Location : Tunnel</i> | | | | | | | | | |
| <i>Explanation : Connected To Metal Water Pipe.</i> | | | | | | | | | |
| Stand-by Power | | | | | | | | | |

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

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

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

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

Asset # : 2057

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Under Construction | 100% | | | | | | | D |
| Generators | | | | | | | | |
| Under Construction | 100% | | | | | | | D |
| Batteries | | | | | | | | |
| Under Construction | 100% | | | | | | | D |
| Fuel Storage | | | | | | | | |
| Under Construction | 100% | | | | | | | D |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 95% | | | 2031 | ** | 10 | \$395,600 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : T-8 Lamps</i> | | | | | | | | |
| Fluorescent | 5% | | | 2031 | ** | 10 | \$20,800 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Ground Floor, Hallways</i> | | | | | | | | |
| <i>Explanation : Compact Fluorescent Lamps</i> | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | | | 2031 | ** | 10 | \$54,800 | B |
| Exit, LED | 50% | | | 2058 | ** | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2023 | \$206,900 | 10 | \$1,400 | B |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 70% | | | | | | | D |
| Generic | 30% | | | 2031 | ** | 1 | \$51,000 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Ground Floor And Outside</i> | | | | | | | | |
| <i>Explanation : CCTV Surveillance Camera System</i> | | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 70% | | | | | | | D |
| Generic | 30% | | | 2023 | \$1,756,500 | 1-3 | \$84,200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Hallways</i> | | | | | | | | |
| <i>Explanation : Smoke Detectors, Strobe Lights, Horns, And Manual Pull Stations</i> | | | | | | | | |

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

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

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

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

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

Asset # : 2057

| Mechanical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Steam Boiler | 100% | Now | \$55,000 | 2036 | * * | 1 | \$405,100 | B |
| | <i>Leak Evident, Extent : Severe, Area Affected : 30%</i> | | | | | | | |
| | <i>Location : #3 Boiler Tubes</i> | | | | | | | |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Basement Boiler Room</i> | | | | | | | |
| | <i>Explanation : 3 Units</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Distribution | | | | | | | | |
| Steam Piping/Pump | 100% | Now | \$78,800 | 2033 | * * | 4 | \$22,400 | B |
| | <i>Leak Evident, Extent : Moderate, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : Vacuum Pump - Basement</i> | | | | | | | |
| | <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i> | | | | | | | |
| | <i>Location : Various Areas</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Terminal Devices | | | | | | | | |
| Convactor/Radiator | 95% | | | 2021 | \$5,066,000 | 1 | \$139,600 | B |
| Unit Heater-Stm/HW | 5% | | | 2023 | \$182,300 | 4 | \$3,100 | B |
| <hr/> | | | | | | | | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2031 | * * | 1 | | B |
| <hr/> | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Centrifugal, Elec Chiller | 50% | | | 2032 | * * | 1 | \$245,900 | B |
| | <i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : Ground Floor A C Room</i> | | | | | | | |
| Int Pkg Unit - Cooling | 5% | | | 2021 | \$363,500 | 2 | \$1,400 | B |
| Window/Wall Unit | 5% | | | 2018 | \$58,000 | 1 | | B |
| No Component | 40% | | | | | | | D |
| <hr/> | | | | | | | | |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 50% | Now | \$827,800 | 2053 | * * | 4 | \$11,200 | B |
| | <i>Corroded, Extent : Severe, Area Affected : 20%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Leak Evident, Extent : Severe, Area Affected : 40%</i> | | | | | | | |
| | <i>Location : Various Locations</i> | | | | | | | |
| No Component | 50% | | | | | | | D |
| <hr/> | | | | | | | | |
| Terminal Devices | | | | | | | | |
| Fan Coil - Cooling | 50% | Now | \$26,100 | 2023 | \$1,304,100 | 1 | \$66,100 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 20%</i> | | | | | | | |
| | <i>Location : Various Locations</i> | | | | | | | |
| | <i>Explanation : Hose Of Condensate Drip Pan Clogged, Causing Water Leaks</i> | | | | | | | |
| No Component | 50% | | | | | | | D |
| <hr/> | | | | | | | | |
| Heat Rejection | | | | | | | | |
| Water Cool Tower | 50% | Now | \$48,600 | 2021 | \$486,200 | 2 | \$182,800 | B |
| | <i>Damaged, Extent : Severe, Area Affected : 25%</i> | | | | | | | |
| | <i>Location : Inside The Unit On Roof</i> | | | | | | | |
| No Component | 50% | | | | | | | D |
| <hr/> | | | | | | | | |
| Ventilation | | | | | | | | |

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

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

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

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

| Mechanical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | Now | \$97,500 | LIFE | * * | 2-5 | \$253,200 | B |
| <i>Leak Evident, Extent : Light, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Dampers, Throughout</i> | | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Interior | 60% | Now | \$37,400 | 2023 | \$374,500 | 2 | \$6,700 | B |
| <i>Not in Service, Extent : Severe, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Fan Motors - 4th, 7th & Ground Floor</i> | | | | | | | | |
| Roof | 25% | | | 2033 | * * | 2 | \$3,500 | B |
| <i>Recent Installation, Extent : Light, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : 4 Units On Roof</i> | | | | | | | | |
| No Component | 15% | | | | | | | D |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 30% | | | 2033 | * * | 1 | | B |
| Galv Iron/Steel | 70% | Now | \$23,600 | 2021 | \$1,180,400 | 1 | | B |
| <i>Corroded, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Water Main Valve, Basement</i> | | | | | | | | |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2018 | \$131,400 | 2 | \$6,800 | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | Now | \$15,800 | LIFE | * * | 1 | | B |
| <i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Ceiling Of Refrigeration Room, Ground Floor</i> | | | | | | | | |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2023 | \$11,200 | 4 | \$2,000 | B |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 100% | | | LIFE | * * | | | C |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : (8) B-9, (11) I-8, (1) I, 4m, 6m</i> | | | | | | | | |
| <i>Explanation : 20 Units</i> | | | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2033 | * * | 1-5 | \$237,800 | B |

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

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

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

Asset Name : QUEENS CIVIL/HOUSING COURT
Address : 89-17 SUTPHIN BLVD.
Borough : QUEENS **Agency's Number** : 312-420
Program / Asset # : DGS0042.000 / 4375 **Yr Built/Renovated** : 1997 /
Area Sq Ft : 319,135 **Project Type** : COURTS
Date of Survey : 05-Mar-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,6,ph
Block : 9680 **Lot** : 1 **BIN** : 4448759

| CAPITAL | FY 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$630,500 | \$1,263,900 |
| Interior Architecture | \$128,400 | \$4,051,500 |
| Electrical | \$225,700 | |
| Mechanical | \$174,400 | \$577,300 |
| Total | \$1,159,000 | \$5,892,700 |
| Priority A | \$630,500 | \$1,263,900 |
| Priority B | \$528,500 | \$778,400 |
| Priority C | | \$3,850,500 |
| Total | \$1,159,000 | \$5,892,700 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | | \$23,800 | | \$8,400 |
| Interior Architecture | | \$58,100 | \$9,700 | |
| Electrical | \$35,800 | \$46,500 | \$41,200 | \$38,400 |
| Mechanical | \$129,200 | \$79,300 | \$131,800 | \$73,100 |
| Elevators/Escalators | \$54,300 | \$54,300 | \$54,300 | \$54,300 |
| Total | \$219,200 | \$262,000 | \$237,000 | \$174,200 |
| Priority A | | \$23,800 | | \$8,400 |
| Priority B | \$219,200 | \$180,100 | \$227,300 | \$165,800 |
| Priority C | | \$58,100 | \$9,700 | |
| Total | \$219,200 | \$262,000 | \$237,000 | \$174,200 |



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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 5% | | | LIFE | ** | 5 | \$15,200 | A |
| Masonry: Granite | 10% | Now | \$82,900 | LIFE | ** | 5 | \$22,800 | A |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : West Facade</i> | | | | | | | | |
| Metal Panel | 10% | | | 2043 | ** | 5-10 | \$209,100 | A |
| Metal Coiling Doors | 5% | | | 2036 | ** | 5 | \$47,500 | A |
| Panel/Paver: Limestone | 45% | | | LIFE | ** | 5 | \$102,700 | A |
| Window Wall | 25% | | | 2043 | ** | 5 | \$285,200 | A |
| Windows | | | | | | | | |
| Aluminum | 100% | | | 2039 | ** | 5 | \$56,800 | A |
| Parapets | | | | | | | | |
| Masonry: Granite | 10% | | | LIFE | ** | 5 | \$5,500 | A |
| Metal Panel | 10% | | | 2043 | ** | 5 | \$16,800 | A |
| Metal Rail | 10% | | | 2036 | ** | 5-10 | \$78,500 | A |
| Panel/Paver: Limestone | 70% | | | LIFE | ** | 5 | \$33,400 | A |
| Roof | | | | | | | | |
| IRMA/Protected Membrane | 70% | Now | \$173,300 | 2023 | | | \$866,500 | A |
| <i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : 6th Floor Roof</i> | | | | | | | | |
| <i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : 6th Floor Roof At Cooling Tower</i> | | | | | | | | |
| Plaza Roof: Stone Panels | 25% | Now | \$82,200 | 2043 | ** | | | A |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Over Basement Parking Garage</i> | | | | | | | | |
| Skylight, Metal/Glass | 5% | Now | \$44,800 | 2043 | ** | | | A |
| <i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Over Atrium Stair</i> | | | | | | | | |
| <i>Open Joints, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Over Atrium Stair</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Over Atrium Stair</i> | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 20% | | | 2022 | | | \$462,600 | C |
| Cast in Place Concrete | 20% | | | LIFE | ** | 5 | \$169,600 | C |
| Ceramic Tile | 5% | | | 2032 | ** | 5 | \$19,400 | C |
| Terrazzo | 15% | | | LIFE | ** | 5 | \$45,400 | C |
| Vinyl Tile | 40% | | | 2028 | ** | 3 | \$58,100 | C |

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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Concrete Masonry Unit | 20% | | | LIFE | ** | 5 | \$62,000 | C |
| Fabric on Framing | 15% | | | 2024 | \$3,232,200 | 5 | \$58,200 | C |
| Glass: Single Pane | 5% | | | LIFE | ** | 5 | \$29,100 | C |
| Gypsum Board | 40% | | | LIFE | ** | 5 | \$186,100 | C |
| Granite Panels | 5% | | | LIFE | ** | | | C |
| Marble Panels | 10% | | | LIFE | ** | | | C |
| Wood | 5% | | | LIFE | ** | 5 | \$155,100 | C |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 25% | | | 2036 | ** | 5 | \$121,100 | B |
| AcousTileSusp.Lay-In | 35% | | | 2036 | ** | 5 | \$135,700 | B |
| Exposed Concrete | 20% | | | LIFE | ** | 5 | \$12,100 | B |
| Exposed Struc: Steel | 5% | | | LIFE | ** | | | B |
| Gypsum Board | 15% | | | LIFE | ** | 5 | \$72,700 | B |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Atrium Stair</i> | | | | | | | | |

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

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

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

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

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

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

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

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

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

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

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

Alarm

Security System

No Component

70%

Generic

30%

2028

* *

1

\$29,300

D

B

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

Fire/Smoke Detection

Generic

100%

2028

* *

1-3

\$161,200

B

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

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

Heating

Energy Source

Electricity

5%

2043

* *

1

B

Interruptible Gas/Dual

95%

2043

* *

1

B

Fuel

Conversion Equipment

Furnace

5%

2028

* *

1

\$6,400

B

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

Hot Water Boiler

95%

2036

* *

1

\$122,000

B

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

Distribution

Hot Wtr Piping/Pump

95%

0-2

\$71,100

2039

* *

4

\$12,200

B

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

No Component

5%

D

Terminal Devices

Air Handler

60%

2028

* *

1

\$96,200

B

Convactor/Radiator

10%

2036

* *

1

\$8,400

B

Fan Coil Unit/Heat

30%

2028

* *

1

\$25,100

B

Air Conditioning

Energy Source

Electricity

100%

2039

* *

1

B

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

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

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

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|--------------------------------|----------------|-------------------|---|---------|----------------|-------------|---------------|----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Air Conditioning | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Centrifugal, Elec Chiller | 70% | | | 2032 | ** | 1 | \$196,400 | B |
| | | | <i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i> | | | | | |
| | | | <i>Location : Refrigeration Room</i> | | | | | |
| | | | <i>Other Observation, Extent : Light, Area Affected : 70%</i> | | | | | |
| | | | <i>Location : Refrigeration Room, Basement</i> | | | | | |
| | | | <i>Explanation : 3 Units</i> | | | | | |
| Ext Pkg Unit - Heating/Cooling | 10% | | | 2028 | ** | 2 | \$1,600 | B |
| | | | <i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i> | | | | | |
| | | | <i>Location : Penthouse Roof</i> | | | | | |
| | | | <i>Other Observation, Extent : Light, Area Affected : 10%</i> | | | | | |
| | | | <i>Location : Penthouse Roof</i> | | | | | |
| | | | <i>Explanation : 1 Roof Top Package Unit</i> | | | | | |
| No Component | 20% | | | | | | | D |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 70% | | | 2043 | ** | 4 | \$13,400 | B |
| No Component | 30% | | | | | | | D |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 50% | | | 2028 | ** | 1 | \$80,200 | B |
| Fan Coil - Cool/Heat | 10% | | | 2028 | ** | 1 | \$8,400 | B |
| No Component | 40% | | | | | | | D |
| Heat Rejection | | | | | | | | |
| Water Cool Tower | 70% | | | 2021 | \$479,200 | 2 | \$182,500 | B |
| No Component | 30% | | | | | | | D |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$144,400 | B |
| Exhaust Fans | | | | | | | | |
| Interior | 90% | | | 2028 | ** | 2 | \$7,200 | B |
| Roof | 10% | | | 2028 | ** | 2 | \$800 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2043 | ** | 1 | | B |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2018 | \$69,400 | 2 | \$3,900 | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | Now | \$13,000 | LIFE | ** | 1 | | B |
| | | | <i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i> | | | | | |
| | | | <i>Location : Drain Line Under The Service Entrance</i> | | | | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2028 | ** | 4 | \$2,000 | B |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2028 | ** | 4 | \$2,000 | B |

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

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

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

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

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

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

Asset Name : QUEENS CRIMINAL COURTS
Address : 125-01 QUEENS BOULEVARD
Borough : QUEENS **Agency's Number** : 312-418
Program / Asset # : DGS0026.000 / 2764 **Yr Built/Renovated** : 1961 / 1995
Area Sq Ft : 619,000 **Project Type** : COURTS
Date of Survey : 06-Mar-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6,8,ph
Block : 9653 **Lot** : 1 **BIN** : 4206522

| CAPITAL | FY 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$524,300 | \$2,521,100 |
| Interior Architecture | \$1,824,300 | \$3,285,900 |
| Electrical | \$364,600 | \$4,119,000 |
| Mechanical | \$644,400 | \$9,174,600 |
| Total | \$3,357,500 | \$19,100,600 |
| Priority A | \$524,300 | \$2,521,100 |
| Priority B | \$1,250,600 | \$13,792,300 |
| Priority C | \$1,582,700 | \$2,787,300 |
| Total | \$3,357,500 | \$19,100,600 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$23,000 | \$19,700 | | |
| Interior Architecture | \$20,600 | \$77,100 | \$43,200 | \$20,600 |
| Electrical | \$52,300 | \$63,000 | \$56,300 | \$82,200 |
| Mechanical | \$154,200 | \$138,800 | \$303,200 | \$136,200 |
| Elevators/Escalators | \$150,000 | \$150,000 | \$150,000 | \$150,000 |
| Total | \$400,000 | \$448,600 | \$552,800 | \$389,000 |
| Priority A | \$23,000 | \$19,700 | | |
| Priority B | \$356,500 | \$351,800 | \$509,600 | \$368,400 |
| Priority C | \$20,600 | \$77,100 | \$43,200 | \$20,600 |
| Total | \$400,000 | \$448,600 | \$552,800 | \$389,000 |



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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 15% | | | LIFE | ** | 5 | \$94,600 | A |
| Masonry: Brick | 15% | | | LIFE | ** | 5 | \$94,600 | A |
| Masonry: Granite | 2% | | | LIFE | ** | 5 | \$9,500 | A |
| Masonry: Limestone | 10% | | | LIFE | ** | 5 | \$47,300 | A |
| Masonry: Limestone | 45% | | | LIFE | ** | 5 | \$213,000 | A |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : 1961 Wing</i> | | | | | | | | |
| Metal Panel | 5% | | | 2043 | ** | 5-10 | \$216,900 | A |
| Metal Coiling Doors | 2% | | | 2036 | ** | 5 | \$39,400 | A |
| Window Wall | 6% | | | 2043 | ** | 5 | \$142,000 | A |
| Windows | | | | | | | | |
| Aluminum | 95% | | | 2039 | ** | 5 | \$133,600 | A |
| Glass Block | 5% | | | LIFE | ** | 5 | \$4,400 | A |
| Parapets | | | | | | | | |
| Concrete Masonry Unit | 20% | | | LIFE | ** | 5 | \$7,700 | A |
| Masonry: Brick | 30% | | | LIFE | ** | 5 | \$10,200 | A |
| Masonry: Brick | 10% | Now | \$23,000 | LIFE | ** | 5 | \$3,400 | A |
| <i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : At Openings Of Free Standing Walls At Cooling Tower</i> | | | | | | | | |
| Masonry: Limestone | 25% | | | LIFE | ** | 5 | \$10,700 | A |
| Masonry: Limestone | 5% | | | LIFE | ** | 5 | \$2,100 | A |
| Metal Rail | 10% | | | 2036 | ** | 5-10 | \$61,600 | A |
| Roof | | | | | | | | |
| Built-Up (BUR) | 10% | | | 2023 | | 10 | \$24,400 | A |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Rooms 190, 825, 856</i> | | | | | | | | |
| IRMA/Protected Membrane | 20% | | | 2023 | | 10 | \$48,800 | A |
| <i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Lower Roofs Of 1995 Wing</i> | | | | | | | | |
| Modified Bitumen | 20% | Now | \$356,800 | 2033 | ** | | | A |
| <i>Blisters, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Over Mechanical Room Penthouse (1994 Wing)</i> | | | | | | | | |
| <i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Over Mechanical Room Penthouse (1994 Wing)</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Over Mechanical Room Penthouse (1994 Wing)</i> | | | | | | | | |
| Modified Bitumen | 45% | | | 2023 | | 10 | \$109,900 | A |
| Skylight, Metal/Glass | 5% | | | 2043 | ** | 10 | \$40,700 | A |

Interior

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 15% | | | 2022 | \$736,100 | 3 | \$185,000 | C |
| Cast in Place Concrete | 7% | | | LIFE | ** | 5 | \$125,900 | C |
| Ceramic Tile | 3% | | | 2032 | ** | 5 | \$24,700 | C |
| Granite Panels | 5% | | | LIFE | ** | 5 | \$30,800 | C |
| Terrazzo | 5% | | | LIFE | ** | 5 | \$32,100 | C |
| Vinyl Tile | 15% | | | 2028 | ** | 3 | \$46,300 | C |
| Vinyl Tile | 30% | | | 2023 | \$2,374,000 | 3 | \$92,500 | C |
| Vinyl Tile | 20% | | | 2018 | \$1,582,700 | 3 | \$82,200 | C |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 1961 Wing</i> | | | | | | | | |
| <i>Explanation : 9x9 Tiles</i> | | | | | | | | |
| Interior Walls | | | | | | | | |
| Concrete Masonry Unit | 5% | | | LIFE | ** | 5 | \$12,100 | C |
| Gypsum Board | 15% | | | LIFE | ** | 5 | \$54,300 | C |
| Masonry: Brick | 5% | | | LIFE | ** | | | C |
| Granite Panels | 3% | | | LIFE | ** | | | C |
| Marble Panels | 5% | | | LIFE | ** | | | C |
| Plaster | 62% | | | LIFE | ** | 5 | \$112,300 | C |
| Wood | 5% | | | LIFE | ** | 5 | \$120,700 | C |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 17% | | | 2036 | ** | 5 | \$174,800 | B |
| AcousTileConcealSpLn | 30% | | | 2028 | ** | 5 | \$308,400 | B |
| Exposed Struc: Steel | 5% | | | LIFE | ** | | | B |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Mechanical Room Penthouse (1994 Wing)</i> | | | | | | | | |
| Glass: Susp Panels | 3% | | | LIFE | ** | | | B |
| Gypsum Board | 5% | | | LIFE | ** | 5 | \$51,400 | B |
| Plaster | 40% | | | LIFE | ** | 5 | \$205,600 | B |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Room 190, 825, 856</i> | | | | | | | | |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Air Circuit Breaker | 50% | | | 2023 | \$61,700 | 5 | \$1,300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room 1</i> | | | | | | | | |
| <i>Explanation : 2 Main Service Protectors Rated At 4000 Amperes Each</i> | | | | | | | | |
| Fused Disc Sw | 50% | | | 2043 | ** | 5 | \$1,100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room 2</i> | | | | | | | | |
| <i>Explanation : 2- Main Disconnect Switches Rated @ 3000 Amperes Each</i> | | | | | | | | |

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

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

| Electrical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2036 | ** | 5 | \$1,900 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room 2</i> | | | | | | | | |
| <i>Explanation : 150 Kva, 480/208/120 Volts</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Air Circuit Breaker | 65% | | | 2023 | \$254,200 | 5 | \$1,700 | B |
| Air Circuit Breaker | 20% | | | 2043 | ** | 5 | \$500 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room 2</i> | | | | | | | | |
| <i>Explanation : Siemens Low Voltage Power Circuit Breaker</i> | | | | | | | | |
| Fused Disc Sw | 5% | | | 2043 | ** | 5 | \$100 | B |
| Molded Case Bkrs | 10% | | | 2043 | ** | 5 | \$1,300 | B |
| Raceway | | | | | | | | |
| Conduit | 35% | | | 2043 | ** | 1 | | B |
| Conduit | 65% | | | 2023 | \$353,300 | 1 | | B |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 10% | | | 2039 | ** | 5 | \$1,200 | B |
| Molded Case Bkrs | 60% | | | 2022 | \$328,300 | 5 | \$8,100 | B |
| Molded Case Bkrs | 30% | | | 2039 | ** | 5 | \$4,000 | B |
| Wiring | | | | | | | | |
| Braided Cloth | 35% | 2-4 | \$215,200 | 2048 | ** | 1 | | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Old Sections</i> | | | | | | | | |
| Thermoplastic | 65% | | | 2043 | ** | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 20% | | | 2036 | ** | 5 | \$700 | B |
| Locally Mounted | 30% | | | 2028 | ** | 5 | \$1,000 | B |
| Locally Mounted | 35% | | | 2021 | \$360,700 | 5 | \$1,200 | B |
| Motor Control Center | 15% | | | 2036 | ** | 5 | \$2,100 | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Not Accessible | 50% | | | | | | | D |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i> | | | | | | | | |
| <i>Location :</i> | | | | | | | | |
| <i>Explanation : Connected To Building Structure, Point Of Contact Not Visible</i> | | | | | | | | |
| Generic | 50% | | | LIFE | ** | 5 | \$3,700 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Oil Pump And Water Main Room</i> | | | | | | | | |
| <i>Explanation : Connected To Main Water Pipe</i> | | | | | | | | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2036 | ** | 1 | \$156,300 | B |

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Stand-by Power | | | | | | | | |
| Generators | | | | | | | | |
| Diesel | 100% | | | 2032 | ** | 1 | \$196,100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| <i>Explanation : 400 Kw Caterpillar Genset</i> | | | | | | | | |
| Batteries | | | | | | | | |
| Nickel Cadmium | 100% | | | 2018 | | 5 | \$112,900 | B |
| Fuel Storage | | | | | | | | |
| Day Tank | 50% | | | 2039 | ** | 5 | \$47,000 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| <i>Explanation : 300 Gallons Capacity</i> | | | | | | | | |
| Main Tank | 50% | | | 2051 | ** | 5 | \$7,500 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : 10,000 Gallons Capacity</i> | | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 70% | | | 2023 | \$2,123,400 | 10 | \$325,200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : T-12 Lamps</i> | | | | | | | | |
| Fluorescent | 20% | | | 2028 | ** | 10 | \$92,900 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : New Sections</i> | | | | | | | | |
| <i>Explanation : Compact Fluorescent Lamps</i> | | | | | | | | |
| Incandescent | 10% | | | 2028 | ** | 2 | \$1,100 | B |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 20% | | | 2023 | \$42,400 | 10 | \$24,500 | B |
| Exit, LED | 50% | | | 2051 | ** | 1 | | B |
| Exit, Service | 30% | | | 2018 | \$25,400 | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2023 | \$213,400 | 10 | \$1,600 | B |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 70% | | | | | | | D |
| Generic | 30% | | | 2028 | ** | 1 | \$56,900 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Corridors</i> | | | | | | | | |
| <i>Explanation : CCTV Surveillance Camera System</i> | | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 60% | | | | | | | D |
| Generic | 40% | | | 2028 | ** | 1-3 | \$125,100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Hallways</i> | | | | | | | | |
| <i>Explanation : Bells, Manual Pull Stations, Strobe Lights And Smoke Detectors</i> | | | | | | | | |

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

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

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

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

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Campus Steam | 80% | | | 2033 | ** | 1 | | B |
| Interruptible Gas/Dual Fuel | 20% | | | 2043 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Hot Water Boiler | 20% | | | 2036 | ** | 1 | \$50,200 | B |
| <i>Other Observation, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Q1 Mechanical Room</i> | | | | | | | | |
| <i>Explanation : 2 Units</i> | | | | | | | | |
| Pres. Reducing Valve/LP Steam | 80% | | | 2026 | ** | 5 | \$24,100 | B |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 20% | | | 2031 | ** | 4 | \$7,500 | B |
| Steam Piping/Pump | 80% | | | 2033 | ** | 4 | \$20,000 | B |
| Terminal Devices | | | | | | | | |
| Air Handler | 70% | | | 2023 | \$2,200,500 | 1 | \$219,500 | B |
| Convactor/Radiator | 10% | | | 2028 | ** | 1 | \$16,400 | B |
| Fan Coil Unit/Heat | 20% | | | 2023 | \$1,745,900 | 1 | \$32,800 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2039 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Centrifugal, Elec Chiller | 80% | | | 2026 | ** | 1 | \$438,900 | B |
| <i>Other Observation, Extent : Light, Area Affected : 80%</i> | | | | | | | | |
| <i>Location : Main Building Refrigeration Room & Q1 Refrigeration Room</i> | | | | | | | | |
| <i>Explanation : Refrigerant #123</i> | | | | | | | | |
| Int Pkg Unit - Cooling | 10% | | | 2021 | \$750,800 | 2 | \$3,100 | B |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Various Locations</i> | | | | | | | | |
| Ext Pkg Unit - Cooling | 10% | | | 2023 | \$269,100 | 2 | \$3,100 | B |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Roof</i> | | | | | | | | |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 80% | | | 2033 | ** | 4 | \$20,000 | B |
| No Component | 20% | | | | | | | D |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 80% | | | 2023 | \$1,981,100 | 1 | \$250,900 | B |
| No Component | 20% | | | | | | | D |
| Heat Rejection | | | | | | | | |
| Remote Air Cond | 20% | | | 2023 | \$696,500 | 2 | \$70,600 | B |
| Water Cool Tower | 80% | Now | \$401,600 | 2021 | \$1,338,800 | 2 | \$326,200 | B |
| <i>Corroded, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Shell Badly Corroded</i> | | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$282,400 | B |

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

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

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

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

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|-----------------------|----------------|-------------------|--|---------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation | | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Interior | 90% | | | 2028 | ** | 2 | \$14,100 | B |
| Roof | 10% | | | 2028 | ** | 2 | \$1,600 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2033 | ** | 1 | | B |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | 0-2 | \$40,700 | 2018 | \$135,700 | 2 | \$6,100 | B |
| | | | <i>Other Observation, Extent : Severe, Area Affected : 30%</i> | | | | | |
| | | | <i>Location : 2 In Main Building, 1 In Q1 Building</i> | | | | | |
| | | | <i>Explanation : 1 Out Of 3 Is Obsolete Unit</i> | | | | | |
| HW Heat Exchanger | | | | | | | | |
| Low Temp | 80% | | | 2033 | ** | 4 | \$40,200 | B |
| No Component | 20% | | | | | | | D |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2023 | \$10,400 | 4 | \$2,000 | B |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2023 | \$10,400 | 4 | \$2,000 | B |
| Backflow Preventer | | | | | | | | |
| No Component | 40% | | | | | | | D |
| Generic | 60% | | | 2023 | \$33,900 | 1 | \$18,800 | B |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 100% | | | LIFE | ** | | | C |
| | | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Throughout</i> | | | | | |
| | | | <i>Explanation : 19 Units</i> | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2033 | ** | 1-5 | \$265,300 | B |
| Sprinkler | | | | | | | | |
| No Component | 80% | | | | | | | D |
| Generic | 20% | | | 2033 | ** | 1-2 | \$28,400 | B |
| Fire Pump | | | | | | | | |
| Generic | 100% | | | 2026 | ** | 1 | \$94,800 | B |

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

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

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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

| CAPITAL | FY 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$255,800 | \$302,200 |
| Interior Architecture | \$166,500 | \$135,800 |
| Electrical | | \$131,300 |
| Mechanical | \$35,500 | \$73,900 |
| Total | \$457,800 | \$643,200 |
| Priority A | \$255,800 | \$302,200 |
| Priority B | \$96,600 | \$266,300 |
| Priority C | \$105,400 | \$74,700 |
| Total | \$457,800 | \$643,200 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$49,000 | | \$6,300 | |
| Interior Architecture | \$61,900 | | \$21,200 | \$4,800 |
| Electrical | \$32,900 | \$19,600 | \$27,500 | \$20,200 |
| Mechanical | \$104,500 | \$56,000 | \$89,100 | \$48,900 |
| Elevators/Escalators | \$79,400 | \$79,400 | \$79,400 | \$79,400 |
| Total | \$327,700 | \$155,000 | \$223,500 | \$153,300 |
| Priority A | \$49,000 | | \$6,300 | |
| Priority B | \$245,200 | \$155,000 | \$196,000 | \$148,500 |
| Priority C | \$33,500 | | \$21,200 | \$4,800 |
| Total | \$327,700 | \$155,000 | \$223,500 | \$153,300 |



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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 92% | | | LIFE | ** | 5 | \$279,200 | A |
| Metal Panel | 3% | | | 2044 | ** | 5-10 | \$31,300 | A |
| Window Wall | 5% | | | 2044 | ** | 5 | \$28,500 | A |
| Windows | | | | | | | | |
| Aluminum | 97% | | | 2040 | ** | 5 | \$17,500 | A |
| Metal Louvers | 3% | | | 2033 | ** | 10 | \$3,400 | A |
| Parapets | | | | | | | | |
| Masonry: Brick | 50% | | | LIFE | ** | 5-10 | \$36,900 | A |
| Pre-Cast Concrete | 5% | Now | \$8,800 | LIFE | ** | 5 | \$3,400 | A |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Coping</i> | | | | | | | | |
| Stucco Cement | 45% | | | 2037 | ** | 5 | \$12,500 | A |
| Roof | | | | | | | | |
| IRMA/Protected Membrane | 80% | | | 2029 | ** | 10 | \$46,500 | A |
| Skylight, Plastic | 5% | | | 2037 | ** | 1 | | A |
| Sloped Glazing | 15% | | | LIFE | ** | 5 | \$232,300 | A |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 15% | | | 2023 | \$121,600 | 3 | \$30,600 | C |
| Cast in Place Concrete | 5% | | | LIFE | ** | 5 | \$29,700 | C |
| Ceramic Tile | 5% | | | 2033 | ** | 5 | \$6,800 | C |
| Terrazzo | 10% | | | LIFE | ** | 5 | \$21,200 | C |
| Vinyl Tile | 65% | | | 2029 | ** | 3 | \$33,100 | C |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 3% | | | 2033 | ** | 5 | \$2,800 | C |
| Concrete Masonry Unit | 5% | | | LIFE | ** | 5 | \$3,800 | C |
| Glass: Single Pane | 2% | | | LIFE | ** | 5 | \$2,800 | C |
| Gypsum Board | 65% | | | LIFE | ** | 5-10 | \$104,400 | C |
| Masonry: Brick | 12% | | | LIFE | ** | 10 | \$3,400 | C |
| Metal Panel | 3% | | | LIFE | ** | 10 | \$1,300 | C |
| Wood | 10% | | | LIFE | ** | 5 | \$75,600 | C |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 90% | | | 2037 | ** | 5 | \$122,300 | B |
| Exposed Struc: Steel | 5% | | | LIFE | ** | 10 | \$13,600 | B |
| Gypsum Board | 5% | | | LIFE | ** | 5-10 | \$23,400 | B |

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

Under 600 Volts

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

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

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

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

| Electrical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|---|----------------|-------------------|--------------------|---------|----------------|-------------|---------------|----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2044 | ** | 5 | \$600 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : 2- Main Service Switches Rated @ 2000 Amperes And 1200 Amperes</i> | | | | | | | | |
| ----- | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2037 | ** | 5 | \$500 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room And Penthouse</i> | | | | | | | | |
| <i>Explanation : 45 Kva , 2- 30 Kva 480/2018/120v</i> | | | | | | | | |
| ----- | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 100% | | | 2044 | ** | 5 | \$600 | B |
| ----- | | | | | | | | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2044 | ** | 1 | | B |
| ----- | | | | | | | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 10% | | | 2040 | ** | 5 | \$300 | B |
| Molded Case Bkrs | 90% | | | 2040 | ** | 5 | \$3,400 | B |
| ----- | | | | | | | | |
| Wiring | | | | | | | | |
| Thermoplastic | 100% | | | 2044 | ** | 1 | | B |
| ----- | | | | | | | | |
| Motor Controlllers | | | | | | | | |
| Locally Mounted | 10% | | | 2037 | ** | 5 | \$100 | B |
| Motor Control Center | 90% | | | 2037 | ** | 5 | \$3,500 | B |
| ----- | | | | | | | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$4,200 | B |
| ----- | | | | | | | | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2037 | ** | 1 | \$44,200 | B |
| ----- | | | | | | | | |
| Generators | | | | | | | | |
| Diesel | 100% | | | 2033 | ** | 1 | \$55,500 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| <i>Explanation : Emergency Generator Rated @ 1100 Kw</i> | | | | | | | | |
| ----- | | | | | | | | |
| Batteries | | | | | | | | |
| Lead/Acid | 100% | | | 2018 | \$600 | 5 | \$5,300 | B |
| ----- | | | | | | | | |
| Fuel Storage | | | | | | | | |
| Day Tank | 50% | | | 2040 | ** | 5 | \$13,300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| <i>Explanation : 275 Gallons Capacity</i> | | | | | | | | |
| ----- | | | | | | | | |
| Main Tank | 50% | | | 2052 | ** | 5 | \$2,100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : 5000 Gallons Capacity</i> | | | | | | | | |
| ----- | | | | | | | | |
| Lighting | | | | | | | | |

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting | | | | | | | | |
| Interior Lighting Fluorescent | 90% | | | 2029 | ** | 10 | \$118,200 | B |
| | <i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout The Building</i> | | | | | | | |
| Fluorescent | 10% | | | 2029 | ** | 10 | \$13,100 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Hallways</i> <i>Explanation : Compact Fluorescent Light Fixtures</i> | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 50% | | | 2029 | ** | 1 | | B |
| Exit, LED | 50% | | | 2052 | ** | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2029 | ** | 10 | \$500 | B |
| Lighting Protection | | | | | | | | |
| Arresters/Cabling Generic | 100% | | | 2052 | ** | 5 | \$4,200 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Roof</i> <i>Explanation : Copper</i> | | | | | | | |
| Alarm | | | | | | | | |
| Security System No Component Generic | 70% | | | | | | | D |
| | 30% | | | 2029 | ** | 1 | \$16,100 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Hallways, Lobby And Outside</i> <i>Explanation : C C T V Surveillance Cameras</i> | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| Generic | 100% | | | 2029 | ** | 1-3 | \$88,400 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout The Building</i> <i>Explanation : Strobe Lights, Horns, Manual Pull Stations And Smoke Detectors</i> | | | | | | | |

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| 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% | | | 2044 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Hot Water Boiler | 100% | | | 2037 | ** | 1 | \$71,000 | B |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement Boiler Room</i> <i>Explanation : 2 Units</i> | | | | | | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 100% | | | 2040 | ** | 4 | \$10,600 | B |

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

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

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|--------------------------------|----------------|--|--------------------|---------|----------------|-------------|---------------|----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Heating | | | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler | 60% | | | 2029 | ** | 1 | \$53,200 | B |
| Convactor/Radiator | 40% | | | 2037 | ** | 1 | \$18,500 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Natural Gas | 100% | | | 2044 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Absorption Chiller/Direct Fire | 90% | | | 2029 | ** | 1 | \$139,600 | B |
| | | <i>Other Observation, Extent : Light, Area Affected : 90%</i> | | | | | | |
| | | <i>Location : Basement</i> | | | | | | |
| | | <i>Explanation : 3 Units</i> | | | | | | |
| Reciprocating Compr/Chiller | 10% | | | 2029 | ** | 1 | \$6,600 | B |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 100% | | | 2044 | ** | 4 | \$10,600 | B |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 100% | | | 2029 | ** | 1 | \$88,700 | B |
| Heat Rejection | | | | | | | | |
| Air Condenser Unit | 10% | | | 2029 | ** | 2 | \$10,000 | B |
| Water Cool Tower | 90% | | | 2025 | ** | 2 | \$129,700 | B |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$126,400 | B |
| Exhaust Fans | | | | | | | | |
| Interior | 98% | | | 2029 | ** | 2 | \$4,300 | B |
| Roof | 2% | | | 2029 | ** | 2 | \$100 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2044 | ** | 1 | | B |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2022 | \$38,400 | 2 | \$2,100 | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2029 | ** | 4 | \$1,300 | B |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 100% | | | LIFE | ** | | | C |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : (1) B-5, Ph (8) B-5 (3) B-4</i> | | | | | | |
| | | <i>Explanation : 12 Units</i> | | | | | | |

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

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

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

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

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|-----------------------|----------------|---|--------------------|---------|----------------|-------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | |
| Vertical Transport | | | | | | | |
| Escalators | | | | | | | |
| Over 20' Rise | 100% | | | LIFE | * * | | C |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | <i>Location : First To Second, Second To Third And Third To Fourth Floors</i> | | | | | |
| | | <i>Explanation : 6 Units</i> | | | | | |
| Fire Suppression | | | | | | | |
| Standpipe | | | | | | | |
| Generic | 100% | | | 2050 | * * | 1-5 | \$72,300 B |
| Sprinkler | | | | | | | |
| Generic | 100% | | | 2044 | * * | 1-2 | \$40,200 B |
| Fire Pump | | | | | | | |
| Generic | 100% | | | 2033 | * * | 1 | \$26,800 B |

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

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

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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

| CAPITAL | FY 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,344,500 | \$233,000 |
| Interior Architecture | \$1,631,000 | \$1,990,600 |
| Electrical | | \$839,300 |
| Mechanical | \$190,100 | \$744,600 |
| Total | \$3,165,700 | \$3,807,300 |
| Priority A | \$1,344,500 | \$233,000 |
| Priority B | \$547,500 | \$1,764,000 |
| Priority C | \$1,273,600 | \$1,810,400 |
| Total | \$3,165,700 | \$3,807,300 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$77,000 | | \$18,500 | |
| Interior Architecture | \$24,000 | | \$72,100 | \$9,600 |
| Electrical | \$48,300 | \$26,000 | \$31,200 | \$28,000 |
| Mechanical | \$140,000 | \$100,000 | \$144,200 | \$91,000 |
| Elevators/Escalators | \$69,100 | \$69,100 | \$69,100 | \$69,100 |
| Total | \$358,400 | \$195,100 | \$335,000 | \$197,800 |
| Priority A | \$77,000 | | \$18,500 | |
| Priority B | \$257,400 | \$195,100 | \$263,600 | \$188,100 |
| Priority C | \$24,000 | | \$52,900 | \$9,600 |
| Total | \$358,400 | \$195,100 | \$335,000 | \$197,800 |



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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Bronze/Brass | 2% | | | LIFE | ** | 10 | \$107,900 | A |
| Masonry: Granite | 8% | | | LIFE | ** | 5 | \$41,400 | A |
| Masonry: Limestone | 90% | Now | \$787,700 | LIFE | ** | 5 | \$233,000 | A |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Courtroom 68</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout At Doors, Exterior Balcony, Spandrels</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 93% | | | 2040 | ** | 5 | \$55,000 | A |
| Metal Louvers | 2% | | | 2033 | ** | 10 | \$7,400 | A |
| Steel | 5% | | | 2032 | ** | 5 | \$37,000 | A |
| <hr/> | | | | | | | | |
| Parapets | | | | | | | | |
| Masonry: Limestone | 85% | Now | \$325,100 | LIFE | ** | 5 | \$22,500 | A |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Southeast Corner</i> | | | | | | | | |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Metal Rail | 15% | | | 2029 | ** | 5-10 | \$57,100 | A |
| <hr/> | | | | | | | | |
| Roof | | | | | | | | |
| Metal Panel | 60% | | | 2037 | ** | 10 | \$123,900 | A |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Painted Surfaces</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Modified Bitumen | 35% | Now | \$28,800 | 2029 | ** | | | A |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Over Courtroom 68</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Over Courtroom 68</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Skylight, Metal/Glass | 5% | | | 2034 | ** | 10 | \$18,800 | A |
| <hr/> | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 15% | | | 2023 | \$344,100 | 3 | \$86,500 | C |
| Cast in Place Concrete | 5% | | | LIFE | ** | 5 | \$84,100 | C |
| Ceramic Tile | 5% | | | 2027 | ** | 5 | \$19,200 | C |
| Marble Panels | 5% | | | LIFE | ** | 5 | \$28,800 | C |
| Terrazzo | 20% | | | LIFE | ** | 5 | \$120,100 | C |
| Vinyl Tile | 20% | | | 2024 | \$739,800 | 3 | \$38,400 | C |
| Vinyl Tile | 30% | | | 2029 | ** | 3 | \$43,200 | C |

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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Gypsum Board | 10% | | | LIFE | ** | 5-10 | \$132,800 | C |
| Gypsum Board | 10% | | | LIFE | ** | 5-10 | \$132,800 | C |
| Marble Panels | 15% | | | LIFE | ** | 10 | \$46,900 | C |
| Plaster | 15% | | | LIFE | ** | 5-10 | \$99,600 | C |
| Plaster | 25% | | | LIFE | ** | 5-10 | \$166,000 | C |
| Wood | 20% | | | LIFE | ** | 5 | \$1,249,600 | C |
| Wood | 5% | | | LIFE | ** | 5 | \$312,400 | C |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 10% | | | 2037 | ** | 5 | \$38,400 | B |
| AcousTileSusp.Lay-In | 10% | | | 2029 | ** | 5 | \$38,400 | B |
| Gypsum Board | 5% | | | LIFE | ** | 5-10 | \$66,100 | B |
| Plaster | 20% | | | LIFE | ** | 5-10 | \$132,100 | B |
| Plaster | 55% | | | LIFE | ** | 5-10 | \$363,400 | B |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Courtroom 68</i> | | | | | | | | |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 50% | | | 2044 | ** | 5 | \$600 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Two 4000 Amps Main Disconnect Switch</i> | | | | | | | | |
| Fused Disc Sw | 50% | | | 2034 | ** | 5 | \$600 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : One 3000 And One 1200 Amps Main Disconnect Switch</i> | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2037 | ** | 5 | \$900 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Chiller Room</i> | | | | | | | | |
| <i>Explanation : 2- 750 Kva, 480/277/208 Volts</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 100% | | | 2044 | ** | 5 | \$1,100 | B |
| Raceway | | | | | | | | |
| Conduit | 50% | | | 2024 | \$135,900 | 1 | | B |
| Conduit | 50% | | | 2044 | ** | 1 | | B |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 10% | | | 2040 | ** | 5 | \$600 | B |
| Molded Case Bkrs | 50% | | | 2040 | ** | 5 | \$3,400 | B |
| Molded Case Bkrs | 40% | | | 2023 | \$109,400 | 5 | \$2,700 | B |

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

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

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

| Electrical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|------------------------------|-----------------------|--------------------------|---|----------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts | | | | | | | | |
| Wiring | | | | | | | | |
| Thermoplastic | 50% | | | 2024 | \$153,700 | 1 | | B |
| Thermoplastic | 50% | | | 2044 | ** | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 80% | | | 2037 | ** | 5 | \$1,400 | B |
| Locally Mounted | 20% | | | 2022 | \$103,100 | 5 | \$300 | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$7,500 | B |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2037 | ** | 1 | \$77,800 | B |
| Generators | | | | | | | | |
| Diesel | 100% | | | 2033 | ** | 1 | \$97,700 | B |
| | | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Roof</i> | | | | | |
| | | | <i>Explanation : No Available Nameplate Rating Capacity</i> | | | | | |
| Batteries | | | | | | | | |
| Lead/Acid | 100% | | | 2018 | \$600 | 5 | \$9,300 | B |
| Fuel Storage | | | | | | | | |
| Day Tank | | | | | | | | |
| | 50% | | | 2040 | ** | 5 | \$23,800 | B |
| | | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Roof</i> | | | | | |
| | | | <i>Explanation : 275 Gallons Capacity</i> | | | | | |
| Main Tank | | | | | | | | |
| | 50% | | | 2052 | ** | 5 | \$3,800 | B |
| | | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Underground</i> | | | | | |
| | | | <i>Explanation : 2000 Gallons Capacity</i> | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | | | | | | | | |
| | 80% | | | 2029 | ** | 10 | \$188,500 | B |
| | | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Throughout The Building</i> | | | | | |
| | | | <i>Explanation : T-8 Lamps</i> | | | | | |
| Fluorescent | | | | | | | | |
| | 18% | | | 2029 | ** | 10 | \$42,400 | B |
| | | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Hallways And Court Rooms</i> | | | | | |
| | | | <i>Explanation : Compact Fluorescent Light Fixtures</i> | | | | | |
| Incandescent | | | | | | | | |
| | 2% | | | 2019 | \$30,800 | 2 | \$100 | B |
| Egress Lighting | | | | | | | | |
| Emergency, Service | | | | | | | | |
| Exit, LED | 50% | | | 2024 | \$21,500 | 1 | | B |
| Exit, LED | 50% | | | 2052 | ** | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2024 | \$106,200 | 10 | \$800 | B |
| Lightning Protection | | | | | | | | |
| Arresters/Cabling | | | | | | | | |
| Generic | 100% | | | 2039 | ** | 5 | \$1,200 | B |

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

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

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

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

Alarm

Security System

No Component

70%

Generic

30%

2029

* *

1

\$28,300

D

B

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

Fire/Smoke Detection

No Component

60%

Generic

40%

2029

* *

1-3

\$62,300

D

B

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| 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%

2044

* *

1

B

Conversion Equipment

Steam Boiler

100%

2037

* *

1

\$254,700

B

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

Distribution

Steam Piping/Pump

100%

Now

\$126,500

2034

* *

4

\$12,700

B

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

Terminal Devices

Air Handler

40%

2029

* *

1

\$63,600

B

Convactor/Radiator

60%

2029

* *

1

\$49,900

B

Air Conditioning

Energy Source

Campus Steam

50%

2034

* *

1

B

Electricity

50%

2032

* *

1

B

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

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

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

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|-----------------------------|----------------|-------------------|--|---------|----------------|-------------|---------------|----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Air Conditioning | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Absorption Chiller/Steam/HW | 25% | | | 2033 | ** | 1 | \$69,600 | B |
| Centrifugal, Elec Chiller | 40% | | | 2020 | \$293,600 | 1 | \$111,300 | B |
| | | | <i>R-134a Refrigerant, Extent : Light, Area Affected : 40%</i> | | | | | |
| | | | <i>Location : Basement A C Room</i> | | | | | |
| | | | <i>Other Observation, Extent : Light, Area Affected : 40%</i> | | | | | |
| | | | <i>Location : Basement A C Room</i> | | | | | |
| | | | <i>Explanation : Both Units Are Scheduled To Be Replaced</i> | | | | | |
| Split Unit | 5% | | | 2024 | \$68,200 | | | B |
| | | | <i>R-134a Refrigerant, Extent : Light, Area Affected : 5%</i> | | | | | |
| | | | <i>Location : Roof</i> | | | | | |
| Window/Wall Unit | 15% | | | 2019 | \$91,200 | 1 | | B |
| No Component | 15% | | | | | | | D |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 70% | | | 2034 | ** | 4 | \$8,900 | B |
| No Component | 30% | | | | | | | D |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 65% | | | 2029 | ** | 1 | \$103,400 | B |
| Fan Coil - Cool/Heat | 5% | | | 2029 | ** | 1 | \$4,200 | B |
| No Component | 30% | | | | | | | D |
| Heat Rejection | | | | | | | | |
| Air Condenser Unit | 5% | | | 2029 | ** | 2 | \$9,000 | B |
| Water Cool Tower | 65% | | | 2025 | ** | 2 | \$168,000 | B |
| No Component | 30% | | | | | | | D |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$226,800 | B |
| Exhaust Fans | | | | | | | | |
| Interior | 95% | | | 2029 | ** | 2 | \$7,500 | B |
| Roof | 5% | | | 2024 | \$11,800 | 2 | \$400 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2034 | ** | 1 | | B |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2019 | \$68,800 | 2 | \$3,800 | B |
| HW Heat Exchanger | | | | | | | | |
| Low Temp | 100% | | | 2024 | \$91,800 | 4 | \$38,200 | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2019 | \$10,400 | 4 | \$2,000 | B |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2024 | \$10,400 | 4 | \$2,000 | B |

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

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

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

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

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|-----------------------|----------------|---|--------------------|---------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing | | | | | | | | |
| Backflow Preventer | | | | | | | | |
| Generic | 100% | | | 2029 | * * | 1 | \$15,900 | B |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 100% | | | LIFE | * * | | | C |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : (5) Sub-b B-7 (5) 1-7</i> | | | | | | |
| | | <i>Explanation : 10 Units. 4 Units Are Currently Not In Service</i> | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2044 | * * | 1-5 | \$129,700 | B |
| Sprinkler | | | | | | | | |
| Generic | 100% | | | 2044 | * * | 1-2 | \$72,100 | B |
| Fire Pump | | | | | | | | |
| Generic | 100% | | | 2027 | * * | 1 | \$48,100 | B |
| Chemical System | | | | | | | | |
| No Component | 98% | | | | | | | D |
| Generic | 2% | | | 2023 | \$500 | 1-3 | \$800 | B |

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

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

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture | | \$153,800 | |
| Electrical | | | \$117,500 |
| Total | | \$153,800 | \$117,500 |
| Priority A | | \$153,800 | |
| Priority B | | | \$117,500 |
| Total | | \$153,800 | \$117,500 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|-----------------|-----------------|----------------|----------------|
| Exterior Architecture | \$16,500 | | \$1,800 | |
| Interior Architecture | \$52,300 | \$3,700 | \$2,400 | |
| Electrical | \$600 | \$3,600 | \$600 | \$600 |
| Mechanical | \$3,700 | \$8,900 | \$4,700 | \$1,900 |
| Total | \$73,100 | \$16,200 | \$9,500 | \$2,500 |
| Priority A | \$16,500 | | \$1,800 | |
| Priority B | \$9,900 | \$12,600 | \$5,300 | \$2,500 |
| Priority C | \$46,600 | \$3,700 | \$2,400 | |
| Total | \$73,100 | \$16,200 | \$9,500 | \$2,500 |



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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 80% | Now | \$110,700 | LIFE | ** | 5 | \$32,600 | A |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Above Lintels, Basement Level</i> | | | | | | | | |
| <i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Limestone | 15% | 4+ | \$43,100 | LIFE | ** | 5 | \$4,600 | A |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Wood | 5% | 4+ | \$16,500 | 2026 | ** | 5 | \$5,100 | A |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Around Windows</i> | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 100% | | | 2037 | ** | 5 | \$3,700 | A |
| Roof | | | | | | | | |
| Asphalt Shingle | 100% | | | 2030 | ** | 10 | \$4,100 | A |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 25% | | | 2022 | \$43,600 | 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 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Lobby</i> | | | | | | | | |
| Vinyl Tile | 66% | | | 2026 | ** | 3 | \$7,200 | C |
| Interior Walls | | | | | | | | |
| Masonry: Brick | 5% | Now | \$22,700 | LIFE | ** | | | C |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Boiler Room</i> | | | | | | | | |
| Plaster | 75% | Now | \$23,000 | LIFE | ** | 5 | \$7,500 | C |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : 2nd Floor Womens Room</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Basement Corridor At Bottom Of Stair</i> | | | | | | | | |
| Wood | 20% | | | LIFE | ** | 5 | \$26,500 | C |
| Ceilings | | | | | | | | |
| Exposed Concrete | 20% | | | LIFE | ** | 5 | \$900 | B |
| Plaster | 60% | | | LIFE | ** | 5 | \$11,000 | B |
| Plaster | 20% | 4+ | \$5,700 | LIFE | ** | 5 | \$3,700 | B |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Courtrooms</i> | | | | | | | | |

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

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

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

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

| Electrical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2041 | ** | 5 | \$400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : One 600 Amps Main Disconnect Switch</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2041 | ** | 5 | \$400 | B |
| Raceway | | | | | | | | |
| Conduit | 95% | | | 2031 | ** | 1 | | B |
| Conduit | 5% | | | 2041 | ** | 1 | | B |
| Panelboards | | | | | | | | |
| Molded Case Bkrs | 90% | | | 2029 | ** | 5 | \$400 | B |
| Molded Case Bkrs | 10% | | | 2037 | ** | 5 | | B |
| Wiring | | | | | | | | |
| Thermoplastic | 80% | | | 2031 | ** | 1 | | B |
| Thermoplastic | 20% | | | 2041 | ** | 1 | | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Not Accessible | 100% | | | | | | | D |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 20% | | | 2026 | ** | 10 | \$2,700 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Using T8 Lamps</i> | | | | | | | | |
| Fluorescent | 70% | | | 2021 | \$61,700 | 10 | \$9,500 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Using T8 Lamps</i> | | | | | | | | |
| Fluorescent | 5% | | | 2021 | \$4,400 | 10 | \$700 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Using Compact Fluorescent Lamps</i> | | | | | | | | |
| Incandescent | 5% | | | 2021 | \$4,400 | 2 | | B |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 45% | | | 2021 | \$1,100 | 1 | | B |
| Emergency, Battery | 5% | | | 2021 | \$300 | 10 | \$200 | B |
| Exit, Service | 50% | | | 2021 | \$1,200 | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2021 | \$6,200 | 10 | | B |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| Generic | 100% | | | 2021 | \$51,300 | 1 | \$5,500 | B |

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

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

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

| Mechanical System Component Type | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|--|--------------------|------------|----------------|----------------|------------------|
| | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | |
| Heating | | | | | | | |
| Energy Source | | | | | | | |
| Natural Gas | 100% | | | 2041 | * * | 1 | B |
| Conversion Equipment | | | | | | | |
| Steam Boiler | 100% | | | 2034 | * * | 1 | \$14,600 B |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | <i>Location : Basement</i> | | | | | |
| | | <i>Explanation : 1 Unit</i> | | | | | |
| Distribution | | | | | | | |
| Steam Piping/Pump | 100% | | | 2031 | * * | 4 | \$1,100 B |
| Terminal Devices | | | | | | | |
| Convactor/Radiator | 100% | | | 2026 | * * | 1 | \$4,800 B |
| Air Conditioning | | | | | | | |
| Energy Source | | | | | | | |
| Electricity | 100% | | | 2037 | * * | 1 | B |
| Conversion Equipment | | | | | | | |
| Int Pkg Unit - Cooling | 60% | | | 2025 | * * | 2 | \$500 B |
| Window/Wall Unit | 20% | | | 2016 | \$7,000 | 1 | B |
| No Component | 20% | | | | | | D |
| Heat Rejection | | | | | | | |
| Air Condenser Unit | 60% | | | 2029 | * * | 2 | \$6,200 B |
| No Component | 40% | | | | | | D |
| Ventilation | | | | | | | |
| Distribution | | | | | | | |
| Ductwork/Diffusers | 60% | | | LIFE | * * | 2-5 | \$4,900 B |
| No Component | 40% | | | | | | D |
| Exhaust Fans | | | | | | | |
| Interior | 60% | | | 2029 | * * | 2 | \$300 B |
| No Component | 40% | | | | | | D |
| Plumbing | | | | | | | |
| H/C Water Piping | | | | | | | |
| Galv Iron/Steel | 100% | | | 2026 | * * | 1 | B |
| Sanitary Piping | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | B |
| Storm Drain Piping | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | B |
| Sump Pump(s) | | | | | | | |
| Rigid Piping | 100% | | | 2021 | \$10,400 | 4 | \$1,300 B |
| Fixtures | | | | | | | |
| Generic | 100% | | | | | | B |

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

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

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$409,800 | \$36,700 |
| Interior Architecture | \$81,100 | \$126,600 |
| Electrical | \$73,800 | \$76,700 |
| Mechanical | | \$393,100 |
| Total | \$564,700 | \$633,200 |
| Priority A | \$409,800 | \$36,700 |
| Priority B | \$154,900 | \$469,900 |
| Priority C | | \$126,600 |
| Total | \$564,700 | \$633,200 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|-----------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$25,300 | | \$6,100 | |
| Interior Architecture | \$45,300 | \$800 | \$1,500 | \$20,500 |
| Electrical | \$500 | \$500 | \$12,100 | \$300 |
| Mechanical | \$2,300 | \$2,500 | \$42,900 | \$2,900 |
| Total | \$73,400 | \$3,700 | \$62,600 | \$23,800 |
| Priority A | \$25,300 | | \$6,100 | |
| Priority B | \$2,800 | \$2,900 | \$56,500 | \$3,200 |
| Priority C | \$45,300 | \$800 | | \$20,500 |
| Total | \$73,400 | \$3,700 | \$62,600 | \$23,800 |



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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 90% | Now | \$249,200 | LIFE | ** | 5 | \$36,700 | A |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : 1st Floor Level @ South Facade, East Facade, West Facade</i> | | | | | | | | |
| <i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : 1st Floor Window Lintels At Southeast And West Sides</i> | | | | | | | | |
| Masonry: Limestone | 10% | 0-2 | \$51,700 | LIFE | ** | 5 | \$3,100 | A |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Main Entrance</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Main Entrance</i> | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 100% | Now | \$18,000 | 2038 | ** | 5 | \$1,800 | A |
| <i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Parapets | | | | | | | | |
| Masonry: Brick | 90% | Now | \$61,100 | LIFE | ** | 5 | \$1,800 | A |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Inside Face</i> | | | | | | | | |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : North Facade, South Facade, East Facade, West Facade</i> | | | | | | | | |
| <i>Spalling, Extent : Moderate, Area Affected : 40%</i> | | | | | | | | |
| <i>Location : North Facade, South Facade, East Facade, West Facade</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 60%</i> | | | | | | | | |
| <i>Location : Inside Face</i> | | | | | | | | |
| Masonry: Limestone | 10% | Now | \$7,300 | LIFE | ** | 5 | \$300 | A |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Roof | | | | | | | | |
| Built-Up (BUR) | 90% | Now | \$47,800 | 2027 | ** | | | A |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Main Entrance</i> | | | | | | | | |
| <i>Ponding, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Main Entrance</i> | | | | | | | | |
| Copper/Terne | 10% | | | 2037 | ** | 10 | \$6,100 | A |
| Interior | | | | | | | | |

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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 10% | | | 2018 | \$17,400 | 3 | \$5,800 | C |
| Cast in Place Concrete | 10% | | | LIFE | ** | 5 | \$6,400 | C |
| Mosaic Tile | 5% | | | 2035 | ** | 5 | \$3,700 | C |
| Marble Panels | 5% | | | LIFE | ** | 5 | \$1,100 | C |
| Terrazzo | 25% | | | LIFE | ** | 5 | \$5,700 | C |
| Vinyl Tile | 45% | 0-2 | \$6,300 | 2022 | \$126,600 | 3 | \$4,900 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 10% | 0-2 | \$4,400 | LIFE | ** | | | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Ceramic Tile | 5% | | | 2031 | ** | 5 | \$1,700 | C |
| Masonry: Brick | 5% | 4+ | \$11,400 | LIFE | ** | | | C |
| <i>Water Penetration, Extent : Light, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Boiler Room</i> | | | | | | | | |
| Marble Panels | 5% | | | LIFE | ** | | | C |
| Plaster | 65% | 0-2 | \$19,900 | LIFE | ** | 5 | \$6,500 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Wood | 10% | | | LIFE | ** | 5 | \$13,300 | C |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 10% | | | 2027 | ** | 5 | \$2,900 | B |
| Exposed Concrete | 10% | | | LIFE | ** | 5 | \$500 | B |
| Plaster | 80% | Now | \$81,100 | LIFE | ** | 5 | \$14,600 | B |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Room 105 And Lobby</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Room 105 And Main Entrance Lobby</i> | | | | | | | | |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2022 | \$3,100 | 5 | \$500 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Main Service Switch Rated @ 600 Amperes</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2022 | \$45,100 | 5 | \$500 | B |
| Raceway | | | | | | | | |
| Conduit | 50% | | | 2032 | ** | 1 | | B |
| Conduit | 50% | | | 2022 | \$12,300 | 1 | | B |

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|------------------------------|-------------------|--------------------------|-----------------------|---|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 5% | | | 2021 | \$1,100 | 5 | | B |
| Molded Case Bkrs | 45% | | | 2030 | * * | 5 | \$200 | B |
| Molded Case Bkrs | 50% | | | 2021 | \$11,400 | 5 | \$200 | B |
| Wiring | | | | | | | | |
| Thermoplastic | 100% | | | 2032 | * * | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2020 | \$15,700 | 5 | \$100 | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Not Accessible | 100% | | | | | | | D |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 70% | | | 2017 | \$73,800 | 10 | \$11,300 | B |
| | | | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | |
| | | | | <i>Location : Throughout The Building</i> | | | | |
| | | | | <i>Explanation : T-12 Lamps</i> | | | | |
| Fluorescent | 20% | | | 2022 | \$21,100 | 10 | \$3,200 | B |
| | | | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | |
| | | | | <i>Location : Hallways</i> | | | | |
| | | | | <i>Explanation : T-8 Lamps</i> | | | | |
| Fluorescent | 10% | | | 2022 | \$10,500 | 10 | \$1,600 | B |
| | | | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | |
| | | | | <i>Location : 1st Floor</i> | | | | |
| | | | | <i>Explanation : Cfl Compact Fluorescent Light Fixtures</i> | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 25% | | | 2022 | \$1,800 | 10 | \$1,100 | B |
| Exit, LED | 75% | | | 2057 | * * | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2022 | \$7,400 | 10 | \$100 | B |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 50% | | | | | | | D |
| Generic | 50% | | | 2022 | \$30,600 | 1 | \$3,300 | B |
| | | | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | |
| | | | | <i>Location : Hallways</i> | | | | |
| | | | | <i>Explanation : CCTV Surveillance Camera System</i> | | | | |

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

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

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

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

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

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|------------------------|----------------|--|--------------------|---------|----------------|-------------|---------------|----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Heating | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Steam Boiler | 100% | | | 2042 | * * | 1 | \$17,400 | B |
| | | <i>Recent Installation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement Boiler Room</i> | | | | | | |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement Boiler Room</i> | | | | | | |
| | | <i>Explanation : 1 Unit</i> | | | | | | |
| Distribution | | | | | | | | |
| Steam Piping/Pump | 100% | | | 2022 | \$141,400 | 4 | \$900 | B |
| Terminal Devices | | | | | | | | |
| Convactor/Radiator | 100% | | | 2020 | \$191,300 | 1 | \$5,700 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2030 | * * | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Ext Pkg Unit - Cooling | 30% | | | 2030 | * * | 2 | \$300 | B |
| | | <i>R-134a Refrigerant, Extent : Light, Area Affected : 30%</i> | | | | | | |
| | | <i>Location : 3 Units, Court Rooms</i> | | | | | | |
| Window/Wall Unit | 70% | | | 2017 | \$29,100 | 1 | | B |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 30% | | | LIFE | * * | 2-5 | \$2,900 | B |
| No Component | 70% | | | | | | | D |
| Exhaust Fans | | | | | | | | |
| Roof | 30% | | | 2022 | \$4,800 | 2 | \$200 | B |
| No Component | 70% | | | | | | | D |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2022 | \$60,500 | 1 | | B |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2022 | \$4,700 | 2 | \$300 | B |
| | | <i>Recent Installation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Boiler Room</i> | | | | | | |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Boiler Room</i> | | | | | | |
| | | <i>Explanation : 1 Unit</i> | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2017 | \$10,400 | 4 | \$1,300 | B |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |

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

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

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 : 21-May-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 9 **Lot** : 22 **BIN** : 5000090

| CAPITAL | FY 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,700,700 | \$395,600 |
| Interior Architecture | | \$182,300 |
| Electrical | | \$57,200 |
| Total | \$1,700,700 | \$635,100 |
| Priority A | \$1,700,700 | \$395,600 |
| Priority B | | \$57,200 |
| Priority C | | \$182,300 |
| Total | \$1,700,700 | \$635,100 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|----------------|----------------|-----------------|
| Exterior Architecture | \$34,500 | | | |
| Interior Architecture | \$69,100 | | | \$2,900 |
| Electrical | \$3,600 | \$100 | \$100 | \$200 |
| Mechanical | \$9,500 | \$1,400 | \$2,000 | \$23,500 |
| Total | \$116,600 | \$1,500 | \$2,100 | \$26,600 |
| Priority A | \$34,500 | | | |
| Priority B | \$41,800 | \$1,500 | \$2,100 | \$23,700 |
| Priority C | \$40,300 | | | \$2,900 |
| Total | \$116,600 | \$1,500 | \$2,100 | \$26,600 |



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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Cast Stone/Terra Cotta | 100% | Now | \$1,657,400 | LIFE | ** | 5 | \$318,800 | A |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : East Facade</i> | | | | | | | | |
| <i>Explanation : Sidewalk Shed In Place</i> | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 100% | | | 2040 | ** | 5 | \$3,700 | A |
| Parapets | | | | | | | | |
| Cast Stone/Terra Cotta | 70% | | | LIFE | ** | 5-10 | \$40,000 | A |
| Masonry: Brick | 30% | | | LIFE | ** | 5-10 | \$4,100 | A |
| Roof | | | | | | | | |
| Metal Panel | 60% | Now | \$43,300 | 2029 | ** | | | A |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Painted Surfaces</i> | | | | | | | | |
| Modified Bitumen | 40% | | | 2024 | | 10 | \$9,700 | A |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 5% | | | 2020 | \$9,400 | 3 | \$2,900 | C |
| Cast in Place Concrete | 7% | | | LIFE | ** | 5 | \$9,000 | C |
| Marble Panels | 3% | | | LIFE | ** | 5 | \$1,300 | C |
| Quarry Tile | 5% | | | 2029 | ** | 5 | \$2,200 | C |
| Terrazzo | 20% | | | LIFE | ** | 5 | \$9,100 | C |
| Vinyl Tile | 60% | | | 2024 | \$182,300 | 3 | \$8,800 | C |
| Interior Walls | | | | | | | | |
| Concrete Masonry Unit | 15% | | | LIFE | ** | 5 | \$4,000 | C |
| Masonry: Brick | 15% | | | LIFE | ** | 10 | \$1,500 | C |
| Plaster | 60% | | | LIFE | ** | 5-10 | \$16,900 | C |
| Wood | 10% | | | LIFE | ** | 5 | \$26,500 | C |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 10% | | | 2029 | ** | 5 | \$2,900 | B |
| Exposed Concrete | 10% | | | LIFE | ** | 5-10 | \$3,700 | B |
| Plaster | 80% | | | LIFE | ** | 5-10 | \$40,200 | B |

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

Under 600 Volts

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2024 | \$1,800 | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Main Service Switch Rated @ 350 Amperes</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2024 | \$32,500 | 5 | \$200 | B |
| Raceway | | | | | | | | |
| Conduit | 90% | | | 2024 | \$9,400 | 1 | | B |
| Conduit | 10% | | | 2034 | * * | 1 | | B |
| Panelboards | | | | | | | | |
| Molded Case Bkrs | 90% | | | 2023 | \$22,200 | 5 | \$200 | B |
| Molded Case Bkrs | 10% | | | 2032 | * * | 5 | | B |
| Wiring | | | | | | | | |
| Braided Cloth | 25% | 2-4 | \$2,400 | 2049 | * * | 1 | | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Thermoplastic | 75% | | | 2034 | * * | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2022 | \$11,300 | 5 | \$100 | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Not Accessible | 100% | | | | | | | D |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 100% | | | 2024 | \$57,200 | 10 | \$8,100 | B |
| <i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | | | 2019 | \$2,000 | 10 | \$1,100 | B |
| Exit, Service | 50% | | | 2019 | \$800 | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2024 | \$4,000 | 10 | | B |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 70% | | | | | | | D |
| Generic | 30% | | | 2029 | * * | 1 | \$1,000 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Lobby, Waiting Room And Outside</i> | | | | | | | | |
| <i>Explanation : C C T V Surveillance Cameras</i> | | | | | | | | |

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

Heating

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

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

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

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

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--------------------------------|----------------|---|--------------------|---------|----------------|-------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | |
| Heating | | | | | | | |
| Energy Source | | | | | | | |
| Natural Gas | 100% | | | 2044 | * * | 1 | |
| Conversion Equipment | | | | | | | |
| Steam Boiler | 100% | | | 2037 | * * | 1 | \$8,800 |
| | | <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | |
| | | <i>Location : Basement</i> | | | | | |
| | | <i>Explanation : 1 Boiler</i> | | | | | |
| Distribution | | | | | | | |
| Steam Piping/Pump | 100% | | | 2034 | * * | 4 | \$400 |
| Terminal Devices | | | | | | | |
| Convactor/Radiator | 100% | | | 2029 | * * | 1 | \$2,900 |
| Air Conditioning | | | | | | | |
| Energy Source | | | | | | | |
| Electricity | 100% | | | 2032 | * * | 1 | |
| Conversion Equipment | | | | | | | |
| Int Pkg Unit - Heating/Cooling | 10% | | | 2018 | \$21,900 | 2 | \$100 |
| | | <i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i> | | | | | |
| | | <i>Location : Basement</i> | | | | | |
| Reciprocating Compr/Chiller | 15% | | | 2024 | \$5,600 | 1 | \$600 |
| | | <i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i> | | | | | |
| | | <i>Location : Attic</i> | | | | | |
| Window/Wall Unit | 65% | | | 2019 | \$14,700 | 1 | |
| No Component | 10% | | | | | | D |
| Distribution | | | | | | | |
| Ductwork/Diffusers | 25% | | | LIFE | * * | 2 | \$3,600 |
| No Component | 75% | | | | | | D |
| Terminal Devices | | | | | | | |
| Direct Expansion | 15% | | | 2024 | \$4,600 | 1 | |
| No Component | 85% | | | | | | D |
| Heat Rejection | | | | | | | |
| Remote Air Cond | 15% | | | 2024 | \$8,900 | 2 | \$900 |
| No Component | 85% | | | | | | D |
| Plumbing | | | | | | | |
| H/C Water Piping | | | | | | | |
| Brass/Copper | 100% | | | 2034 | * * | 1 | |
| Water Heater | | | | | | | |
| Gas Fired | 100% | | | 2023 | \$2,600 | 2 | \$100 |
| Sanitary Piping | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | |
| Storm Drain Piping | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | |
| Sump Pump(s) | | | | | | | |
| Submersible | 100% | | | 2015 | \$6,800 | 4 | \$2,000 |
| Fixtures | | | | | | | |
| Generic | 100% | | | | | | B |

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

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

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

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

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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

| CAPITAL | FY 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$149,600 | \$154,700 |
| Interior Architecture | \$191,600 | \$90,500 |
| Electrical | | \$481,100 |
| Mechanical | | \$885,200 |
| Total | \$341,200 | \$1,611,500 |
| Priority A | \$149,600 | \$154,700 |
| Priority B | \$191,600 | \$1,407,700 |
| Priority C | | \$49,100 |
| Total | \$341,200 | \$1,611,500 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$6,000 | | | |
| Interior Architecture | \$122,900 | | \$13,000 | \$3,000 |
| Electrical | \$28,400 | \$5,600 | \$6,200 | \$5,200 |
| Mechanical | \$20,100 | \$4,500 | \$7,300 | \$4,700 |
| Elevators/Escalators | \$7,900 | \$7,900 | \$7,900 | \$7,900 |
| Total | \$185,200 | \$18,000 | \$34,400 | \$20,800 |
| Priority A | \$6,000 | | | |
| Priority B | \$63,500 | \$18,000 | \$21,400 | \$17,800 |
| Priority C | \$115,800 | | \$13,000 | \$3,000 |
| Total | \$185,200 | \$18,000 | \$34,400 | \$20,800 |



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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Limestone | 100% | | | LIFE | ** | 5 | \$158,600 | A |
| Windows | | | | | | | | |
| Aluminum | 100% | | | 2040 | ** | 5 | \$12,000 | A |
| Parapets | | | | | | | | |
| Masonry: Limestone | 100% | | | LIFE | ** | 5-10 | \$78,400 | A |
| Roof | | | | | | | | |
| Metal Panel | 85% | | | 2029 | ** | 10 | \$75,400 | A |
| Modified Bitumen | 5% | | | 2024 | \$19,100 | 10 | \$2,400 | A |
| Skylight, Metal/Glass | 10% | | | 2044 | ** | 10 | \$16,100 | A |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 20% | | | 2023 | \$121,900 | 3 | \$28,400 | C |
| Cast in Place Concrete | 5% | | | LIFE | ** | 5 | \$20,700 | C |
| Ceramic Tile | 5% | | | 2033 | ** | 5 | \$4,700 | C |
| Marble Panels | 15% | | | LIFE | ** | 5 | \$21,300 | C |
| Terrazzo | 20% | | | LIFE | ** | 5 | \$29,500 | C |
| Vinyl Tile | 30% | | | 2029 | ** | 3 | \$10,600 | C |
| Vinyl Tile | 5% | | | 2024 | \$49,100 | 3 | \$2,400 | C |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 5% | | | LIFE | ** | 10 | \$7,600 | C |
| Cast Stone/Terra Cotta | 10% | | | LIFE | ** | 10 | \$22,900 | C |
| Masonry: Brick | 5% | | | LIFE | ** | 10 | \$900 | C |
| Plaster | 10% | | | LIFE | ** | 5-10 | \$5,200 | C |
| Plaster | 60% | | | LIFE | ** | 5-10 | \$31,200 | C |
| Wood | 10% | | | LIFE | ** | 5 | \$48,900 | C |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 10% | 0-2 | \$79,500 | 2044 | ** | 5 | \$5,900 | B |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| AcousTileSusp.Lay-In | 5% | | | 2029 | ** | 5 | \$4,700 | B |
| Exposed Concrete | 5% | Now | \$39,700 | LIFE | ** | 5 | \$700 | B |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Basement Storage Room</i> | | | | | | | | |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Basement Storage Room</i> | | | | | | | | |
| Glass: Susp Panels | 10% | | | LIFE | ** | 10 | \$7,100 | B |
| Plaster | 15% | | | LIFE | ** | 5-10 | \$24,400 | B |
| Plaster | 55% | | | LIFE | ** | 5-10 | \$89,300 | B |

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

Under 600 Volts

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Air Circuit Breaker | 100% | | | 2050 | ** | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Low Voltage Power Circuit Breaker Rated @ 4000 Amperes</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2050 | ** | 5 | \$1,400 | B |
| <hr/> | | | | | | | | |
| Raceway | | | | | | | | |
| Conduit | 80% | | | 2024 | \$59,600 | 1 | | B |
| Conduit | 20% | | | 2050 | ** | 1 | | B |
| <hr/> | | | | | | | | |
| Panelboards | | | | | | | | |
| Molded Case Bkrs | 20% | | | 2023 | \$11,100 | 5 | \$300 | B |
| Molded Case Bkrs | 80% | | | 2046 | ** | 5 | \$1,100 | B |
| <hr/> | | | | | | | | |
| Wiring | | | | | | | | |
| Braided Cloth | 20% | 2-4 | \$17,000 | 2049 | ** | 1 | | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Thermoplastic | 80% | | | 2050 | ** | 1 | | B |
| <hr/> | | | | | | | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2022 | \$52,200 | 5 | \$300 | B |
| <hr/> | | | | | | | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$1,500 | B |
| <hr/> | | | | | | | | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2041 | ** | 1 | \$16,000 | B |
| <hr/> | | | | | | | | |
| Generators | | | | | | | | |
| Not Accessible | 100% | | | | | | | D |
| <hr/> | | | | | | | | |
| Batteries | | | | | | | | |
| Not Accessible | 100% | | | | | | | D |
| <hr/> | | | | | | | | |
| Fuel Storage | | | | | | | | |
| Not Accessible | 100% | | | | | | | D |
| <hr/> | | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 85% | | | 2024 | \$284,400 | 10 | \$40,300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : T-8 Lamps</i> | | | | | | | | |
| Fluorescent | 10% | | | 2019 | \$33,500 | 10 | \$4,700 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Attic , Basement</i> | | | | | | | | |
| <i>Explanation : T-12 Lamps</i> | | | | | | | | |
| Incandescent | 5% | | | 2019 | \$16,700 | 2 | \$100 | B |
| <hr/> | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 50% | | | 2032 | ** | 1 | | B |
| Exit, Service | 50% | | | 2032 | ** | 1 | | B |

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting | | | | | | | | |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2032 | ** | 10 | \$200 | B |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 70% | | | | | | | D |
| Generic | 30% | | | 2032 | ** | 1 | \$5,800 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Hallways And Outside</i> | | | | | | | | |
| <i>Explanation : C C T V Surveillance Cameras</i> | | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| Generic | 100% | | | 2032 | ** | 1-3 | \$31,900 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors</i> | | | | | | | | |

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| 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% | | | 2034 | ** | 1 | | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : Steam Provided From Adjacent Borough Hall Building</i> | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| HTHW/HW Exchanger | 100% | | | 2027 | ** | 2 | \$3,200 | B |
| Distribution | | | | | | | | |
| Steam Piping/Pump | 100% | | | 2034 | ** | 4 | \$2,600 | B |
| Terminal Devices | | | | | | | | |
| Convactor/Radiator | 90% | | | 2022 | \$546,600 | 1 | \$15,100 | B |
| Unit Heater-Stm/HW | 10% | | | 2024 | \$41,500 | 4 | \$700 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2032 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Ext Pkg Unit - Cooling | 30% | | | 2024 | \$89,000 | 2 | \$1,000 | B |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Courtyard</i> | | | | | | | | |
| Window/Wall Unit | 60% | | | 2019 | \$79,300 | 1 | | B |
| No Component | 10% | | | | | | | D |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$45,700 | B |
| Exhaust Fans | | | | | | | | |
| Interior | 100% | | | 2024 | \$71,100 | 2 | \$1,600 | B |
| Plumbing | | | | | | | | |

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

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

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

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

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|-----------------------|----------------|-------------------|--|---------|----------------|-------------|---------------|----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 70% | | | 2044 | * * | 1 | | B |
| Galv Iron/Steel | 30% | | | 2022 | \$57,600 | 1 | | B |
| Water Heater | | | | | | | | |
| Electric | 100% | | | 2022 | \$10,000 | 4 | \$300 | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Hydraulic | 100% | | | LIFE | * * | | | C |
| | | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : B-3</i> | | | | | |
| | | | <i>Explanation : 2 Units</i> | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2034 | * * | 1-5 | \$26,100 | B |
| Sprinkler | | | | | | | | |
| No Component | 85% | | | | | | | D |
| Generic | 15% | | | 2034 | * * | 1-2 | \$2,200 | B |

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

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

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

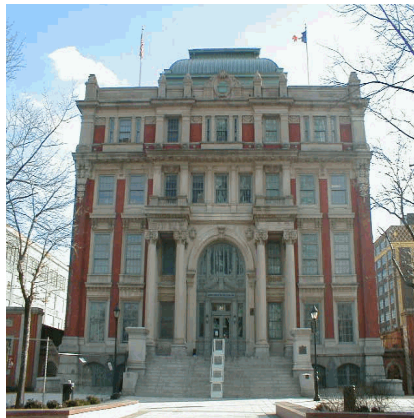
Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 : 20-May-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,atc
Block : 83 **Lot** : 1 **BIN** : 4000698

| CAPITAL | FY 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$247,200 | \$160,300 |
| Interior Architecture | \$323,500 | \$542,300 |
| Electrical | \$42,500 | \$943,500 |
| Mechanical | | \$602,500 |
| Total | \$613,200 | \$2,248,700 |
| Priority A | \$247,200 | \$160,300 |
| Priority B | \$79,400 | \$1,546,000 |
| Priority C | \$286,600 | \$542,300 |
| Total | \$613,200 | \$2,248,700 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$32,300 | | | |
| Interior Architecture | \$42,100 | \$10,500 | \$11,800 | \$3,900 |
| Electrical | \$2,800 | \$1,600 | \$1,800 | \$2,500 |
| Mechanical | \$49,000 | \$21,400 | \$26,600 | \$20,700 |
| Elevators/Escalators | \$7,900 | \$7,900 | \$7,900 | \$7,900 |
| Total | \$134,100 | \$41,300 | \$48,100 | \$35,000 |
| Priority A | \$32,300 | | | |
| Priority B | \$77,500 | \$39,300 | \$36,300 | \$31,100 |
| Priority C | \$24,300 | \$2,100 | \$11,800 | \$3,900 |
| Total | \$134,100 | \$41,300 | \$48,100 | \$35,000 |



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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Copper/Terne | 10% | | | 2044 | ** | 10 | \$22,300 | A |
| Masonry: Brick | 70% | | | LIFE | ** | 5 | \$132,900 | A |
| Masonry: Granite | 5% | | | LIFE | ** | 5 | \$7,100 | A |
| Masonry: Limestone | 15% | | | LIFE | ** | 5 | \$21,400 | A |
| Windows | | | | | | | | |
| Wood | 100% | | | 2032 | ** | 5 | \$187,700 | A |
| Parapets | | | | | | | | |
| Masonry: Brick | 60% | | | LIFE | ** | 5-10 | \$67,900 | A |
| Masonry: Brick | 30% | | | LIFE | ** | 5-10 | \$33,900 | A |
| Masonry: Limestone | 10% | | | LIFE | ** | 5-10 | \$20,200 | A |
| Roof | | | | | | | | |
| Clay Tile | 25% | | | 2044 | ** | 10 | \$15,400 | A |
| Copper/Terne | 5% | | | 2039 | ** | 10 | \$7,700 | A |
| Metal Panel | 10% | | | 2029 | ** | 10 | \$11,300 | A |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Cupola</i> | | | | | | | | |
| <i>Explanation : Painted Surface</i> | | | | | | | | |
| Modified Bitumen | 50% | | | 2029 | ** | 10 | \$30,700 | A |
| Skylight, Metal/Glass | 10% | | | 2044 | ** | 10 | \$20,500 | A |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 15% | | | 2023 | | 3 | \$18,600 | C |
| Carpet | 5% | | | 2025 | ** | 3 | \$6,200 | C |
| Cast in Place Concrete | 5% | | | LIFE | ** | 5 | \$18,100 | C |
| Mosaic Tile | 10% | | | 2029 | ** | 5 | \$20,700 | C |
| Terrazzo | 7% | | | LIFE | ** | 5 | \$9,100 | C |
| Vinyl Tile | 38% | | | 2024 | | 3 | \$15,700 | C |
| Vinyl Tile | 15% | | | 2032 | ** | 3 | \$4,700 | C |
| Wood | 5% | | | 2059 | ** | 5 | \$7,800 | C |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 3% | | | 2027 | ** | 5 | \$8,100 | C |
| Gypsum Board | 25% | | | LIFE | ** | 5-10 | \$115,200 | C |
| Plaster | 55% | | | LIFE | ** | 5-10 | \$126,700 | C |
| SGFT/Glazed Masonry | 5% | | | LIFE | ** | 10 | \$6,800 | C |
| Wood | 12% | | | LIFE | ** | 5 | \$260,100 | C |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 15% | | | 2029 | ** | 5 | \$15,800 | B |
| AcousTileSusp.Lay-In | 15% | | | 2029 | ** | 5 | \$12,700 | B |
| AcousTileSusp.Lay-In | 20% | | | 2041 | ** | 5 | \$16,900 | B |
| Embossed Metal | 5% | Now | \$14,600 | LIFE | ** | 5 | \$1,900 | B |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Glass: Susp Panels | 5% | | | LIFE | ** | 10 | \$3,200 | B |
| Plaster | 40% | | | LIFE | ** | 5-10 | \$58,000 | B |

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

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

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

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

| Electrical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2024 | \$17,400 | 5 | \$200 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Electrical Room</i> | | | | | | | |
| | <i>Explanation : Main Service Protector Rated @ 1600 Amperes</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 100% | | | 2024 | \$81,300 | 5 | \$200 | B |
| <hr/> | | | | | | | | |
| Raceway | | | | | | | | |
| Conduit | 90% | | | 2024 | \$67,100 | 1 | | B |
| Conduit | 10% | | | 2044 | ** | 1 | | B |
| <hr/> | | | | | | | | |
| Panelboards | | | | | | | | |
| Molded Case Bkrs | 10% | | | 2040 | ** | 5 | \$100 | B |
| Molded Case Bkrs | 90% | | | 2023 | \$49,900 | 5 | \$1,300 | B |
| <hr/> | | | | | | | | |
| Wiring | | | | | | | | |
| Braided Cloth | 50% | 2-4 | \$42,500 | 2049 | ** | 1 | | B |
| | <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout The Building</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Thermoplastic | 40% | | | 2024 | \$34,000 | 1 | | B |
| Thermoplastic | 10% | | | 2044 | ** | 1 | | B |
| <hr/> | | | | | | | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2022 | \$52,200 | 5 | \$400 | B |
| <hr/> | | | | | | | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$1,600 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Basement</i> | | | | | | | |
| | <i>Explanation : Connected To Main Water Pipe</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 5% | | | 2029 | ** | 10 | \$2,500 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Court Reporter Offices</i> | | | | | | | |
| | <i>Explanation : T-8 Lamp</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Fluorescent | 80% | | | 2024 | \$286,200 | 10 | \$40,600 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout The Building</i> | | | | | | | |
| | <i>Explanation : T-12 Lamps</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Fluorescent | 5% | | | 2024 | \$17,900 | 10 | \$2,500 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Hallways</i> | | | | | | | |
| | <i>Explanation : Compact Fluorescent Light Fixtures</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Incandescent | 10% | | | 2019 | \$35,800 | 2 | \$100 | B |
| <hr/> | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | | | 2024 | \$12,500 | 10 | \$6,700 | B |
| Exit, Service | 50% | | | 2024 | \$5,000 | 1 | | B |

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Lighting | | | | | | | | |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2024 | \$25,200 | 10 | \$200 | B |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 70% | | | | | | | D |
| Generic | 30% | | | 2024 | \$62,400 | 1 | \$6,200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Hallways</i> | | | | | | | | |
| <i>Explanation : C C T V Surveillance Cameras</i> | | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 70% | | | | | | | D |
| Generic | 30% | | | 2019 | \$213,700 | 1-3 | \$10,600 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Hallways And Mechanical Rooms</i> | | | | | | | | |
| <i>Explanation : Manual Pull Station, Strobe Lights, Smoke Detectors And Alarm Bells</i> | | | | | | | | |

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Interruptible Gas/Dual Fuel | 100% | | | 2034 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Steam Boiler | 100% | | | 2029 | ** | 1 | \$54,800 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement Boiler Room</i> | | | | | | | | |
| <i>Explanation : 2 Units</i> | | | | | | | | |
| Distribution | | | | | | | | |
| Steam Piping/Pump | 100% | | | 2034 | ** | 4 | \$2,700 | B |
| Terminal Devices | | | | | | | | |
| Air Handler | 60% | | | 2019 | \$222,500 | 1 | \$20,600 | B |
| Convactor/Radiator | 40% | | | 2037 | ** | 1 | \$7,200 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2032 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Centrifugal, Elec Chiller | 50% | | | 2027 | ** | 1 | \$30,000 | B |
| <i>R-134a Refrigerant, Extent : Light, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Basement Mech Room</i> | | | | | | | | |
| Int Pkg Unit - Cooling | 15% | | | 2022 | \$132,800 | 2 | \$500 | B |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Attic</i> | | | | | | | | |
| Window/Wall Unit | 10% | | | 2019 | \$14,100 | 1 | | B |
| No Component | 25% | | | | | | | 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
SUPREME COURT - LONG ISLAND CITY
Asset # : 2793

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning | | | | | | | | |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 50% | | | 2034 | ** | 4 | \$1,400 | B |
| No Component | 50% | | | | | | | D |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 50% | | | 2019 | \$109,500 | 1 | \$17,100 | B |
| No Component | 50% | | | | | | | D |
| Heat Rejection | | | | | | | | |
| Evap Condenser | 50% | | | 2024 | \$21,000 | 2 | \$19,300 | B |
| No Component | 50% | | | | | | | D |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$48,800 | B |
| Exhaust Fans | | | | | | | | |
| Interior | 100% | | | 2024 | \$76,000 | 2 | \$1,700 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 70% | | | 2034 | ** | 1 | | B |
| Galv Iron/Steel | 30% | | | 2022 | \$61,600 | 1 | | B |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | Now | \$16,000 | 2024 | \$16,000 | 2 | \$700 | B |
| <i>On Extended Life, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Boiler Room</i> | | | | | | | | |
| HW Heat Exchanger | | | | | | | | |
| Low Temp | 100% | | | 2024 | \$21,300 | 4 | \$8,200 | B |
| <i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Boiler Room</i> | | | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Submersible | 100% | | | 2017 | \$6,800 | 4 | \$2,000 | B |
| Backflow Preventer | | | | | | | | |
| Generic | 100% | | | 2024 | \$6,700 | 1 | \$3,400 | B |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 100% | | | LIFE | ** | | | C |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : B-4</i> | | | | | | | | |
| <i>Explanation : 2 Units</i> | | | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2044 | ** | 1-5 | \$27,900 | B |

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

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

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,639,300 | \$271,900 |
| Interior Architecture | \$1,021,900 | \$516,200 |
| Electrical | \$83,000 | \$2,972,300 |
| Mechanical | \$1,405,000 | \$761,300 |
| Total | \$5,149,200 | \$4,521,700 |
| Priority A | \$2,639,300 | \$271,900 |
| Priority B | \$1,726,500 | \$3,945,600 |
| Priority C | \$783,500 | \$304,200 |
| Total | \$5,149,200 | \$4,521,700 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|------------------|-----------------|-----------------|
| Exterior Architecture | | \$24,300 | | |
| Interior Architecture | \$6,200 | \$10,600 | \$4,600 | |
| Electrical | \$16,000 | \$42,200 | \$19,200 | \$15,500 |
| Mechanical | \$50,400 | \$73,800 | \$42,700 | \$37,100 |
| Elevators/Escalators | \$31,600 | \$31,600 | \$31,600 | \$31,600 |
| Total | \$104,100 | \$182,500 | \$98,100 | \$84,200 |
| Priority A | | \$24,300 | | |
| Priority B | \$97,900 | \$158,200 | \$93,400 | \$84,200 |
| Priority C | \$6,200 | | \$4,600 | |
| Total | \$104,100 | \$182,500 | \$98,100 | \$84,200 |



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

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

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

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

Asset # : 2052

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Under Construction | 100% | | | | | | | D |
| Windows | | | | | | | | |
| Wood | 100% | 2-4 | \$2,492,200 | 2046 | ** | 5 | \$271,900 | A |
| <i>Air Infiltration, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout.</i> | | | | | | | | |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Various Locations</i> | | | | | | | | |
| <i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout.</i> | | | | | | | | |
| <i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout.</i> | | | | | | | | |
| <i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout.</i> | | | | | | | | |
| Parapets | | | | | | | | |
| Copper/Terne | 15% | | | 2041 | ** | 5 | \$8,900 | A |
| Masonry: Granite | 60% | | | LIFE | ** | 5 | \$9,300 | A |
| Metal Panel | 25% | | | 2041 | ** | 5 | \$11,900 | A |
| Roof | | | | | | | | |
| Copper/Terne | 3% | | | 2036 | ** | 10 | \$2,800 | A |
| Modified Bitumen | 30% | | | 2026 | ** | 10 | \$11,100 | A |
| Skylight, Metal/Glass | 27% | Now | \$147,100 | 2031 | ** | | | A |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Rotunda Over Lobby</i> | | | | | | | | |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Rotunda Over Lobby</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Rotunda Over Lobby</i> | | | | | | | | |
| Under Construction | 40% | | | | | | | D |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 10% | | | LIFE | ** | 5 | \$54,200 | C |
| Ceramic Tile | 5% | | | 2030 | ** | 5 | \$12,400 | C |
| Mosaic Tile | 40% | 2-4 | \$295,400 | 2034 | ** | 5 | \$123,800 | C |
| <i>Horizontal Cracks, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 8th Floor Lobby.</i> | | | | | | | | |
| Marble Panels | 15% | 2-4 | \$152,100 | LIFE | ** | 5 | \$27,900 | C |
| <i>Horizontal Cracks, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Stair Treads; Various Locations.</i> | | | | | | | | |
| Terrazzo | 15% | 2-4 | \$60,700 | LIFE | ** | 5 | \$29,000 | C |
| <i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : 5th Floor Hallway.</i> | | | | | | | | |
| Vinyl Tile | 15% | | | 2029 | ** | 3 | \$13,900 | C |

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

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

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

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

Asset # : 2052

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Masonry: Brick | 10% | | | LIFE | ** | | | C |
| Marble Panels | 20% | Now | \$275,200 | LIFE | ** | | | C |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Around Perimeter Radiators</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Walls Surrounding Main Vaulted Space At The 1st Level.</i> | | | | | | | | |
| Plaster | 10% | | | LIFE | ** | 5 | \$18,000 | C |
| Plaster | 60% | | | LIFE | ** | 5 | \$108,200 | C |
| Ceilings | | | | | | | | |
| AcousTile,Adhered | 5% | | | 2026 | ** | 5 | \$21,200 | B |
| Glass: Susp Panels | 10% | | | LIFE | ** | | | B |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Lobby Rotunda</i> | | | | | | | | |
| Mosaic Tile | 5% | | | LIFE | ** | 1 | | B |
| Plaster | 20% | | | LIFE | ** | 5 | \$53,000 | B |
| <i>Water Penetration, Extent : Light, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : 5th Floor Court Room Ceiling.</i> | | | | | | | | |
| Plaster | 60% | Now | \$238,400 | LIFE | ** | 5 | \$159,000 | B |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement Ceiling.</i> | | | | | | | | |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2021 | \$66,600 | 5 | \$700 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement (microfilm Space)</i> | | | | | | | | |
| <i>Explanation : 2000 Amp.</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 60% | | | 2041 | ** | 5 | \$400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : First Fl Microfish Room</i> | | | | | | | | |
| <i>Explanation : 2000 Amp</i> | | | | | | | | |
| Molded Case Bkrs | 40% | | | 2021 | \$91,000 | 5 | \$1,800 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : First Fl</i> | | | | | | | | |
| <i>Explanation : 1600 Amp. Main Molded Case Circuit In The Switchboard.</i> | | | | | | | | |
| Raceway | | | | | | | | |
| Conduit | 60% | | | 2041 | ** | 1 | | B |
| Conduit | 40% | | | 2021 | \$117,400 | 1 | | B |

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

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

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

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

Asset # : 2052

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 15% | | | 2029 | ** | 5 | \$600 | B |
| Molded Case Bkrs | 10% | | | 2020 | \$29,600 | 5 | \$400 | B |
| Molded Case Bkrs | 60% | | | 2029 | ** | 5 | \$2,600 | B |
| Molded Case Bkrs | 15% | | | 2037 | ** | 5 | \$700 | B |
| Wiring | | | | | | | | |
| Braided Cloth | 25% | 2-4 | \$83,000 | 2046 | ** | 1 | | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 90%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Thermoplastic | 60% | | | 2031 | ** | 1 | | B |
| Thermoplastic | 15% | | | 2041 | ** | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 60% | | | 2026 | ** | 5 | \$700 | B |
| Motor Control Center | 40% | | | 2026 | ** | 5 | \$1,800 | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$2,400 | B |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 65% | | | 2021 | \$695,800 | 10 | \$98,600 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 90%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Lamp T-12</i> | | | | | | | | |
| Incandescent | 35% | | | 2021 | \$1,873,300 | 2 | \$1,300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 90%</i> | | | | | | | | |
| <i>Location : Court Rooms, Corridors And Lobby</i> | | | | | | | | |
| <i>Explanation : Ornate Chandeliers In Courtrooms And Pendant Fixtures In Corridors</i> | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 80% | | | 2016 | \$23,900 | 1 | | B |
| Exit, Service | 10% | | | 2026 | ** | 1 | | B |
| Exit, Battery | 10% | | | 2021 | \$15,000 | 10 | \$1,100 | B |
| Exterior Lighting | | | | | | | | |
| Incandescent | 100% | | | 2026 | ** | 2 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Main Entrance</i> | | | | | | | | |
| <i>Explanation : 8 (pole Mounting Type)</i> | | | | | | | | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| Generic | 100% | | | 2026 | ** | 1 | \$61,900 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Main Entrance And Lobby.</i> | | | | | | | | |
| <i>Explanation : Fixed Cameras</i> | | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| Generic | 100% | | | 2026 | ** | 1-3 | \$102,100 | B |

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

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

Asset # : 2052

| Mechanical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Utility Steam | 90% | | | 2041 | ** | 1 | | B |
| HTHW/HW | 10% | | | 2031 | ** | 1 | | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : B, 2 Only</i> | | | | | | | | |
| <i>Explanation : Hot Water Supplied From Nearby Building On Centre St / Serves B And 2 Only</i> | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Heat Exchanger | 10% | | | 2017 | \$4,400 | 1 | \$8,200 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : B, 2</i> | | | | | | | | |
| <i>Explanation : Heat Exchanger Serves Only The Ahus Serving B And 2</i> | | | | | | | | |
| Pres. Reducing Valve/LP Steam | 90% | | | 2030 | ** | 5 | \$8,900 | B |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 10% | Now | \$5,200 | 2029 | ** | 4 | \$800 | B |
| <i>Leak Evident, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Sub-basement</i> | | | | | | | | |
| Steam Piping/Pump | 90% | | | 2031 | ** | 4 | \$11,000 | B |
| Terminal Devices | | | | | | | | |
| Air Handler | 25% | | | 2016 | \$277,300 | 1 | \$25,600 | B |
| Convactor/Radiator | 75% | | | 2026 | ** | 1 | \$40,200 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| District C.W. | 10% | | | 2031 | ** | 1 | | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : From Centre St Building</i> | | | | | | | | |
| <i>Explanation : Serves 2nd Floor Air Handling Unit Only</i> | | | | | | | | |
| Electricity | 90% | | | 2037 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Reciprocating Compr/Chiller | 40% | | | 2021 | \$279,300 | 1 | \$30,700 | B |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Sub-basement</i> | | | | | | | | |
| Window/Wall Unit | 60% | | | 2015 | \$253,800 | 1 | | B |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 100% | | | 2031 | ** | 4 | \$12,300 | B |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 100% | | | 2016 | \$873,900 | 1 | \$102,500 | B |
| Heat Rejection | | | | | | | | |
| Water Cool Tower | 40% | | | 2022 | \$236,200 | 2 | \$66,600 | B |
| No Component | 60% | | | | | | | D |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$92,300 | B |

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

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

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

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

Asset # : 2052

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|-----------------------|---|-------------------|--------------------|---------|----------------|-------------|---------------|----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Ventilation | | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Interior | 90% | | | 2021 | \$204,700 | 2 | \$4,600 | B |
| Roof | 10% | | | 2021 | \$16,400 | 2 | \$500 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2031 | ** | 1 | | B |
| | <i>No Water Meter, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Sub-basement</i> | | | | | | | |
| HW Heat Exchanger | | | | | | | | |
| Low Temp | 100% | | | 2031 | ** | 4 | \$24,600 | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2016 | \$11,200 | 4 | \$2,000 | B |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2021 | \$11,200 | 4 | \$1,300 | B |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Sub-basement</i> | | | | | | | |
| | <i>Explanation : Duplex</i> | | | | | | | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| | <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 80% | | | LIFE | ** | | | C |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : (1) S - 8, (3) B - 8</i> | | | | | | | |
| | <i>Explanation : 4 Units</i> | | | | | | | |
| Hydraulic | 20% | | | LIFE | ** | | | C |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Street To 1</i> | | | | | | | |
| | <i>Explanation : 1 Unit</i> | | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2031 | ** | 1-5 | \$83,600 | B |

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

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

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,685,100 | \$2,331,700 |
| Interior Architecture | \$430,000 | \$1,585,100 |
| Electrical | \$566,800 | \$9,897,700 |
| Mechanical | \$707,300 | \$6,407,800 |
| Total | \$3,389,200 | \$20,222,200 |
| Priority A | \$1,685,100 | \$2,331,700 |
| Priority B | \$1,274,100 | \$17,076,400 |
| Priority C | \$430,000 | \$814,200 |
| Total | \$3,389,200 | \$20,222,200 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | | | | |
| Interior Architecture | \$31,200 | | \$195,500 | \$5,600 |
| Electrical | \$124,500 | \$106,200 | \$98,500 | \$108,900 |
| Mechanical | \$330,600 | \$235,200 | \$408,500 | \$224,000 |
| Elevators/Escalators | \$88,800 | \$88,800 | \$88,800 | \$88,800 |
| Total | \$575,100 | \$430,200 | \$791,300 | \$427,300 |
| Priority A | | | | |
| Priority B | \$543,900 | \$430,200 | \$595,800 | \$421,700 |
| Priority C | \$31,200 | | \$195,500 | \$5,600 |
| Total | \$575,100 | \$430,200 | \$791,300 | \$427,300 |



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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Cast in Place Concrete | 30% | | | LIFE | ** | 5 | \$751,900 | A |
| Concrete Masonry Unit | 5% | | | LIFE | ** | 5 | \$15,700 | A |
| Metal Coiling Doors | 2% | | | 2034 | ** | 5 | \$31,300 | A |
| Pre-Cast Concrete | 5% | | | LIFE | ** | 5 | \$81,500 | A |
| Window Wall | 58% | 0-2 | \$807,300 | 2041 | ** | 5 | \$545,200 | A |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : North Facade</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : North Facade</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Windows | | | | | | | | |
| Glass Block | 2% | | | LIFE | ** | 5 | \$2,800 | A |
| Metal Louvers | 10% | | | 2030 | ** | 10 | \$140,000 | A |
| No Component | 88% | | | | | | | D |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i> | | | | | | | | |
| <i>Location :</i> | | | | | | | | |
| <i>Explanation : Fixed Glass Facade - No Operable Windows</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| 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 |
| <hr/> | | | | | | | | |
| Roof | | | | | | | | |
| Cast in Place Concrete | 25% | | | LIFE | ** | | | A |
| IRMA/Protected Membrane | 25% | Now | \$44,700 | 2021 | | | \$446,700 | A |
| <i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Area At Cooling Tower, Over 9th Floor</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Over 9th Floor, Near Room 9-p15</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| IRMA/Protected Membrane | 50% | Now | \$714,700 | 2031 | ** | | | A |
| <i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Over 10th Floor</i> | | | | | | | | |
| <i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Over 10th Floor</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Over 10th Floor</i> | | | | | | | | |

Interior

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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 35% | | | 2020 | \$1,866,700 | 3 | \$469,200 | 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 | \$430,000 | 2031 | ** | 3 | \$16,800 | C |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Basement Corridor</i> | | | | | | | | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Basement Corridor</i> | | | | | | | | |
| Vinyl Tile | 35% | | | 2026 | ** | 3 | \$117,300 | C |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 2% | | | 2030 | ** | 5 | \$17,700 | C |
| Concrete Masonry Unit | 20% | | | LIFE | ** | 5 | \$70,800 | C |
| Gypsum Board | 70% | | | LIFE | ** | 5 | \$371,800 | C |
| Travertine Panels | 5% | | | LIFE | ** | | | C |
| Wood | 3% | | | LIFE | ** | 5 | \$106,200 | C |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 50% | | | 2034 | ** | 5 | \$446,900 | B |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : 9th Floor, Near Room 9-p15</i> | | | | | | | | |
| AcousTileSusp.Lay-In | 30% | | | 2034 | ** | 5 | \$268,100 | B |
| Exposed Concrete | 15% | | | LIFE | ** | 5 | \$20,900 | B |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Mechanical Penthouse On 10th Floor</i> | | | | | | | | |
| Gypsum Board | 5% | | | LIFE | ** | 5 | \$55,900 | B |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2031 | ** | 5 | \$2,700 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : 3 Electrical Services, Each Rated @ 5000 Amps</i> | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2026 | ** | 5 | \$2,200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : 150kva, 75kva, 15kva</i> | | | | | | | | |

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

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

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

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

| Electrical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Air Circuit Breaker | 5% | | | 2041 | ** | 5 | \$200 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Generator Room</i> | | | | | | | |
| | <i>Explanation : Power Circuit Breakers</i> | | | | | | | |
| Fused Disc Sw | 90% | | | 2031 | ** | 5 | \$2,400 | B |
| Molded Case Bkrs | 5% | | | 2031 | ** | 5 | \$800 | B |
| Raceway | | | | | | | | |
| Conduit | 90% | | | 2031 | ** | 1 | | B |
| Conduit | 10% | | | 2041 | ** | 1 | | B |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 10% | | | 2029 | ** | 5 | \$1,400 | B |
| Fused Disc Sw | 10% | | | 2020 | \$54,700 | 5 | \$1,400 | B |
| Molded Case Bkrs | 30% | | | 2029 | ** | 5 | \$4,800 | B |
| Molded Case Bkrs | 40% | | | 2020 | \$218,900 | 5 | \$6,400 | B |
| Molded Case Bkrs | 10% | | | 2037 | ** | 5 | \$1,600 | B |
| Wiring | | | | | | | | |
| Thermoplastic | 90% | | | 2031 | ** | 1 | | B |
| Thermoplastic | 10% | | | 2041 | ** | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 5% | | | 2034 | ** | 5 | \$200 | B |
| Locally Mounted | 5% | | | 2019 | \$51,500 | 5 | \$200 | B |
| Motor Control Center | 15% | | | 2019 | \$154,600 | 5 | \$2,500 | B |
| Motor Control Center | 75% | | | 2034 | ** | 5 | \$12,300 | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$8,800 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Basement</i> | | | | | | | |
| | <i>Explanation : Connected To Metal Water Pipe</i> | | | | | | | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2034 | ** | 1 | \$184,800 | B |
| Generators | | | | | | | | |
| Diesel | 100% | | | 2024 | \$74,100 | 1 | \$231,800 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Generator Room</i> | | | | | | | |
| | <i>Explanation : 2-1750kw Diesel Generators</i> | | | | | | | |
| Batteries | | | | | | | | |
| Lead/Acid | 100% | | | 2015 | \$600 | 5 | \$22,200 | B |
| Fuel Storage | | | | | | | | |
| Day Tank | 50% | | | 2029 | ** | 5 | \$55,400 | B |
| Main Tank | 50% | | | 2036 | ** | 5 | \$8,800 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Basement</i> | | | | | | | |
| | <i>Explanation : 2-1200 Gallons</i> | | | | | | | |
| Lighting | | | | | | | | |

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|----------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Lighting | | | | | | | | |
| Interior Lighting Fluorescent | 98% | | | 2026 | * * | 10 | \$536,800 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout The Building</i> | | | | | | | |
| | <i>Explanation : T-8 Lamps</i> | | | | | | | |
| Fluorescent | 2% | | | 2021 | \$71,500 | 10 | \$11,000 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Corridors</i> | | | | | | | |
| | <i>Explanation : Cfl</i> | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 20% | | | 2021 | \$50,000 | 10 | \$28,800 | B |
| Exit, LED | 10% | | | 2049 | * * | 1 | | B |
| Exit, Service | 40% | | | 2026 | * * | 1 | | B |
| Exit, Service | 30% | | | 2016 | \$30,000 | 1 | | B |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| Generic | 100% | | | 2021 | \$2,085,100 | 1 | \$224,000 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout The Building</i> | | | | | | | |
| | <i>Explanation : CCTV Surveillance Cameras Appear To Be In Good Working Condition</i> | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| Generic | 100% | | | 2021 | \$7,137,300 | 1-3 | \$380,800 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout The Building</i> | | | | | | | |
| | <i>Explanation : Fire Alarm System Is Functional And Maintained By A Private Contractor</i> | | | | | | | |
| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Interruptible Gas/Dual Fuel | 100% | | | 2041 | * * | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Steam Boiler | 100% | | | 2034 | * * | 1 | \$592,100 | B |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Penthouse</i> | | | | | | | |
| | <i>Explanation : 3 Boilers</i> | | | | | | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 20% | | | 2029 | * * | 4 | \$5,900 | B |
| Steam Piping/Pump | 80% | | | 2031 | * * | 4 | \$35,400 | B |

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

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

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

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

| Mechanical System Component Type | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler | 50% | Now | \$37,100 | 2026 | ** | 1 | \$166,400 | B |
| <i>Malfunctioning, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Air Intake Louvers, Roof</i> | | | | | | | | |
| Convactor/Radiator | 40% | | | 2034 | ** | 1 | \$77,300 | B |
| Fan Coil Unit/Heat | 10% | | | 2026 | ** | 1 | \$19,300 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2037 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Centrifugal, Elec Chiller | 100% | | | 2024 | \$1,853,400 | 1 | \$646,900 | B |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 100% | | | 2031 | ** | 4 | \$44,200 | B |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 100% | | | 2021 | \$2,920,100 | 1 | \$369,800 | B |
| Heat Rejection | | | | | | | | |
| Water Cool Tower | 70% | | | 2025 | ** | 2 | \$420,800 | B |
| Water Cool Tower | 30% | 0-2 | \$592,000 | 2026 | ** | 2 | \$144,300 | B |
| <i>Not in Service, Extent : Severe, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : 4 Old Units Remain On Roof, 3 Of Them Are Not In Service</i> | | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$333,100 | B |
| Exhaust Fans | | | | | | | | |
| Interior | 90% | | | 2021 | \$684,000 | 2 | \$16,600 | B |
| Roof | 10% | | | 2021 | \$54,700 | 2 | \$1,800 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 30% | | | 2041 | ** | 1 | | B |
| Galv Iron/Steel | 70% | | | 2034 | ** | 1 | | B |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2019 | \$160,000 | 2 | \$8,900 | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2029 | ** | 4 | \$1,300 | B |
| Backflow Preventer | | | | | | | | |
| Generic | 100% | | | 2026 | ** | 1 | \$36,900 | B |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |

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

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

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

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

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|-----------------------|----------------|--|--------------------|---------|----------------|-------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | |
| Vertical Transport | | | | | | | |
| Elevators | | | | | | | |
| Geared Traction | 100% | | | LIFE | * * | | C |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | <i>Location : (4) L-6 (4) I-9 (1) L-9</i> | | | | | |
| | | <i>Explanation : Nine Units</i> | | | | | |
| Fire Suppression | | | | | | | |
| Standpipe | | | | | | | |
| Generic | 100% | | | 2031 | * * | 1-5 | \$301,700 B |
| Sprinkler | | | | | | | |
| No Component | 20% | | | | | | D |
| Generic | 80% | | | 2031 | * * | 1-2 | \$134,100 B |
| Fire Pump | | | | | | | |
| Generic | 100% | | | 2024 | \$509,300 | 1 | \$111,700 B |

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

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

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,890,500 | \$479,800 |
| Interior Architecture | \$2,473,500 | \$981,500 |
| Electrical | \$933,900 | \$1,885,900 |
| Mechanical | \$360,300 | \$1,683,300 |
| Total | \$6,658,300 | \$5,030,500 |
| Priority A | \$2,890,500 | \$479,800 |
| Priority B | \$1,876,100 | \$3,678,400 |
| Priority C | \$1,891,700 | \$872,200 |
| Total | \$6,658,300 | \$5,030,500 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$108,400 | | | |
| Interior Architecture | \$57,600 | \$333,300 | \$15,900 | \$13,900 |
| Electrical | \$2,600 | \$800 | | \$3,600 |
| Mechanical | \$23,900 | \$81,800 | \$43,000 | \$88,100 |
| Elevators/Escalators | \$74,000 | \$74,000 | \$74,000 | \$74,000 |
| Total | \$266,500 | \$490,000 | \$132,900 | \$179,700 |
| Priority A | \$108,400 | | | |
| Priority B | \$130,300 | \$156,700 | \$125,000 | \$165,800 |
| Priority C | \$27,800 | \$333,300 | \$7,900 | \$13,900 |
| Total | \$266,500 | \$490,000 | \$132,900 | \$179,700 |



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

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

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

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

Asset # : 49

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Copper/Terne | 5% | | | 2040 | ** | 10 | \$24,400 | A |
| Masonry: Brick | 60% | Now | \$458,000 | LIFE | ** | 5 | \$125,000 | A |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| <i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : At 16th Floor Windows, 256 Bldg.</i> | | | | | | | | |
| <i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Limestone | 15% | | | LIFE | ** | 5 | \$23,400 | A |
| Metal Panel | 5% | | | 2030 | ** | 5-10 | \$71,600 | A |
| Marble Panels | 5% | | | LIFE | ** | 5 | \$7,800 | A |
| Stucco Cement | 5% | | | 2025 | ** | 5 | \$26,000 | A |
| Window Wall | 5% | | | 2040 | ** | 5 | \$39,100 | A |
| Windows | | | | | | | | |
| Glass Block | 5% | | | LIFE | ** | 5 | \$1,900 | A |
| Steel | 25% | Now | \$953,200 | 2045 | ** | 5 | \$93,400 | A |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : 15th, 16th, And 17th Floors</i> | | | | | | | | |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Floors 15 Thru 17</i> | | | | | | | | |
| <i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Floors 15 Thru 16</i> | | | | | | | | |
| Wood | 70% | Now | \$1,431,900 | 2045 | ** | 5 | \$209,300 | A |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout 256 Bldg</i> | | | | | | | | |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout 256 Bldg</i> | | | | | | | | |
| <i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout 256 Bldg</i> | | | | | | | | |
| Parapets | | | | | | | | |
| Copper/Terne | 20% | | | 2040 | ** | 5 | \$7,000 | A |
| Masonry: Brick | 50% | Now | \$26,200 | LIFE | ** | 5 | \$3,600 | A |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : 17th Floor</i> | | | | | | | | |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : At Courtyard</i> | | | | | | | | |
| Masonry: Marble | 10% | | | LIFE | ** | 5 | \$900 | A |
| Metal Rail | 17% | | | 2025 | ** | 5-10 | \$22,100 | A |
| Slate | 3% | | | LIFE | ** | 5 | \$200 | A |
| Roof | | | | | | | | |
| Copper/Terne | 10% | | | 2035 | ** | 10 | \$13,200 | A |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Pitched Roof</i> | | | | | | | | |
| Modified Bitumen | 90% | | | 2025 | ** | 10 | \$47,400 | A |

Interior

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

Asset # : 49

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 15% | | | 2016 | \$307,500 | 3 | \$71,500 | C |
| Cast in Place Concrete | 5% | | | LIFE | ** | 5 | \$34,800 | C |
| Ceramic Tile | 5% | | | 2029 | ** | 5 | \$15,900 | C |
| Mosaic Tile | 5% | | | 2025 | ** | 5 | \$39,700 | C |
| Terrazzo | 10% | | | LIFE | ** | 5 | \$24,800 | C |
| Vinyl Tile | 15% | Now | \$495,800 | 2030 | ** | 3 | \$17,900 | C |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i> | | | | | | | | |
| <i>Location : 15th, 16th And 17th Floors</i> | | | | | | | | |
| <i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : 15th, 16th And 17th Floors</i> | | | | | | | | |
| Vinyl Tile | 20% | | | 2020 | \$661,000 | 3 | \$23,800 | C |
| Vinyl Tile | 20% | | | 2015 | \$661,000 | 3 | \$31,800 | C |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : 9x9 Units</i> | | | | | | | | |
| Vinyl Tile | 5% | | | 2028 | ** | 3 | \$6,000 | C |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 14th Floor</i> | | | | | | | | |
| Interior Walls | | | | | | | | |
| Gypsum Board | 20% | | | LIFE | ** | 5 | \$73,500 | C |
| Gypsum Board | 5% | | | LIFE | ** | 5 | \$18,400 | C |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 14th Floor</i> | | | | | | | | |
| Masonry: Brick | 5% | | | LIFE | ** | | | C |
| Marble Panels | 5% | | | LIFE | ** | | | C |
| Plaster | 15% | Now | \$734,900 | LIFE | ** | 5 | \$27,500 | C |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : 15th, 16th And 17th Floors</i> | | | | | | | | |
| Plaster | 50% | | | LIFE | ** | 5 | \$91,800 | C |
| Ceilings | | | | | | | | |
| AcousTile,Adhered | 15% | Now | \$313,600 | 2040 | ** | 5 | \$23,800 | B |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i> | | | | | | | | |
| <i>Location : 3rd And 17th Floors</i> | | | | | | | | |
| AcousTileConcealSpLn | 15% | | | 2025 | ** | 5 | \$59,600 | B |
| AcousTileSusp.Lay-In | 5% | | | 2037 | ** | 5 | \$15,900 | B |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 14th Floor</i> | | | | | | | | |
| Exposed Concrete | 10% | | | LIFE | ** | 5 | \$5,000 | B |
| Plaster | 15% | Now | \$268,200 | LIFE | ** | 5 | \$29,800 | B |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : 16th And 17th Floors</i> | | | | | | | | |
| Plaster | 40% | | | LIFE | ** | 5 | \$79,500 | B |

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

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

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

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

Asset # : 49

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2040 | ** | 5 | \$1,000 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room In The Sub Basement</i> | | | | | | | | |
| <i>Explanation : Main Service Protector Rated @ 1200 Amperes.</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 30% | | | 2040 | ** | 5 | \$300 | B |
| Molded Case Bkrs | 70% | | | 2040 | ** | 5 | \$4,000 | B |
| Raceway | | | | | | | | |
| Conduit | 80% | | | 2020 | \$378,600 | 1 | | B |
| Conduit | 20% | | | 2040 | ** | 1 | | B |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 20% | | | 2019 | \$78,800 | 5 | \$1,000 | B |
| Fused Toggle Switch | 50% | 0-2 | \$197,000 | 2045 | ** | 5 | \$1,200 | B |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Molded Case Bkrs | 30% | | | 2036 | ** | 5 | \$1,700 | B |
| Wiring | | | | | | | | |
| Braided Cloth | 50% | 2-4 | \$275,700 | 2045 | ** | 1 | | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Thermoplastic | 20% | | | 2040 | ** | 1 | | B |
| Thermoplastic | 30% | | | 2030 | ** | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 10% | | | 2033 | ** | 5 | \$100 | B |
| Locally Mounted | 60% | | | 2018 | \$307,400 | 5 | \$900 | B |
| Locally Mounted | 30% | 2-4 | \$153,700 | 2040 | ** | 5 | \$200 | B |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$3,100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : Connected To Metal Water Pipe</i> | | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 100% | | | 2020 | \$1,169,500 | 10 | \$194,900 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : T-8 Lamps, Cfl Lamps</i> | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 50% | | | 2020 | \$19,200 | 1 | | B |
| Exit, Service | 50% | | | 2020 | \$19,200 | 1 | | B |
| Lightning Protection | | | | | | | | |

Note : 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
253-256 BROADWAY FMR HOME LIFE INSURANCE BLDG.

Asset # : 49

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

| | | | | | | | | |
|---|------|--|--|------|----------|---|---------|---|
| Lightning Protection Arresters/Cabling Generic | 100% | | | 2023 | \$64,100 | 5 | \$6,300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Roof</i> | | | | | | | | |
| <i>Explanation : Copper</i> | | | | | | | | |

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

| | | | | | | | | |
|--|------|--|--|------|----|---|--|---|
| Heating Energy Source Utility Steam | 100% | | | 2030 | ** | 1 | | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Murray St.</i> | | | | | | | | |
| <i>Explanation : From Con Ed</i> | | | | | | | | |

| | | | | | | | | |
|--|------|--|--|------|-----------|---|----------|---|
| Conversion Equipment Pres. Reducing Valve/LP Steam | 100% | | | 2023 | \$164,000 | 5 | \$12,600 | B |
|--|------|--|--|------|-----------|---|----------|---|

| | | | | | | | | |
|--------------------------------|------|--|--|------|----|---|----------|---|
| Distribution Steam Piping/Pump | 100% | | | 2030 | ** | 4 | \$10,500 | B |
|--------------------------------|------|--|--|------|----|---|----------|---|

| | | | | | | | | |
|---|-----|-----|----------|------|-----------|---|----------|---|
| Terminal Devices Air Handler | 20% | Now | \$57,000 | 2020 | \$284,900 | 1 | \$23,700 | B |
| <i>Not in Service, Extent : Severe, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Subbasement</i> | | | | | | | | |

| | | | | | | | | |
|--------------------|-----|--|--|------|----|---|----------|---|
| Convector/Radiator | 80% | | | 2025 | ** | 1 | \$55,000 | B |
|--------------------|-----|--|--|------|----|---|----------|---|

| | | | | | | | | |
|--|------|--|--|------|----|---|--|---|
| Air Conditioning Energy Source Electricity | 100% | | | 2028 | ** | 1 | | B |
|--|------|--|--|------|----|---|--|---|

| | | | | | | | | |
|---|-----|--|--|------|-----------|---|----------|---|
| Conversion Equipment Reciprocating Compr/Chiller No Component | 40% | | | 2020 | \$358,700 | 1 | \$39,400 | B |
| | 60% | | | | | | | D |

| | | | | | | | | |
|------------------------------------|------|--|--|------|----|---|----------|---|
| Distribution Chilled Wtr Pipe/Pump | 100% | | | 2030 | ** | 4 | \$10,500 | B |
|------------------------------------|------|--|--|------|----|---|----------|---|

| | | | | | | | | |
|--------------------------------------|------|--|--|------|-----------|---|-----------|---|
| Terminal Devices Air Handler/Cool/Ht | 100% | | | 2020 | \$448,900 | 1 | \$131,600 | B |
|--------------------------------------|------|--|--|------|-----------|---|-----------|---|

| | | | | | | | | |
|---------------------------------|------|--|--|------|-----------|---|-----------|---|
| Heat Rejection Water Cool Tower | 100% | | | 2018 | \$303,400 | 2 | \$213,800 | B |
|---------------------------------|------|--|--|------|-----------|---|-----------|---|

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

| | | | | | | | | |
|-----------------------|------|--|--|------|-----------|---|---------|---|
| Exhaust Fans Interior | 100% | | | 2020 | \$292,100 | 2 | \$6,600 | B |
|-----------------------|------|--|--|------|-----------|---|---------|---|

| | | | | | | | | |
|---|------|--|--|------|----|---|--|---|
| Plumbing H/C Water Piping Galv Iron/Steel | 100% | | | 2025 | ** | 1 | | B |
|---|------|--|--|------|----|---|--|---|

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

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

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

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

Asset # : 49

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|-------------------------------------|-----------------------|--|---------------------------|----------------|-----------------------|--------------------|----------------------|-----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Plumbing | | | | | | | | |
| HW Heat Exchanger Low Temp | 100% | | | 2020 | \$82,000 | 4 | \$31,600 | B |
| Sanitary Piping Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Storm Drain Piping Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Sump Pump(s) Rigid Piping | 100% | | | 2020 | \$11,200 | 4 | \$2,000 | B |
| Sewage Ejector(s) Compressed Air | 100% | | | 2030 | * * | 4 | \$1,300 | B |
| Backflow Preventer Generic | 100% | | | 2020 | \$25,600 | 1 | \$13,100 | B |
| Fixtures Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators Geared Traction | 100% | | | LIFE | * * | | | C |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : B-14</i> | | | | | | |
| | | <i>Explanation : 5 Units</i> | | | | | | |

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

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

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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

| CAPITAL | FY 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$122,600 | \$41,600 |
| Interior Architecture | \$584,000 | \$115,300 |
| Electrical | | \$446,900 |
| Mechanical | | \$112,700 |
| Total | \$706,600 | \$716,500 |
| Priority A | \$122,600 | \$41,600 |
| Priority B | \$120,400 | \$559,600 |
| Priority C | \$463,600 | \$115,300 |
| Total | \$706,600 | \$716,500 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$39,000 | | \$2,400 | \$6,200 |
| Interior Architecture | \$26,900 | \$3,800 | \$20,600 | \$300 |
| Electrical | \$3,300 | \$2,600 | \$16,000 | \$1,900 |
| Mechanical | \$14,700 | \$6,000 | \$31,500 | \$6,700 |
| Total | \$83,900 | \$12,400 | \$70,400 | \$15,000 |
| Priority A | \$39,000 | | \$2,400 | \$6,200 |
| Priority B | \$20,300 | \$8,600 | \$49,700 | \$8,600 |
| Priority C | \$24,600 | \$3,800 | \$18,300 | \$300 |
| Total | \$83,900 | \$12,400 | \$70,400 | \$15,000 |



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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 40% | Now | \$122,600 | LIFE | ** | 5 | \$23,800 | A |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : West Facade</i> | | | | | | | | |
| Masonry: Brick | 30% | | | LIFE | ** | 5 | \$17,800 | A |
| Masonry: Brownstone | 15% | | | LIFE | ** | 5 | \$6,700 | A |
| Masonry: Fieldstone | 5% | Now | \$29,900 | LIFE | ** | 5 | \$2,200 | A |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Foundation</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Foundation</i> | | | | | | | | |
| Masonry: Limestone | 5% | | | LIFE | ** | 5 | \$2,200 | A |
| Metal Panel | 5% | Now | \$7,100 | 2032 | ** | 5 | \$5,600 | A |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Exterior Fire Escape At East Facade</i> | | | | | | | | |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Exterior Fire Escapes At East And West Facades</i> | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 100% | | | 2038 | ** | 5 | \$12,300 | A |
| Parapets | | | | | | | | |
| Masonry: Brick | 35% | | | LIFE | ** | 5 | \$1,500 | A |
| Masonry: Brick | 50% | | | LIFE | ** | 5 | \$2,200 | A |
| Metal Rail | 5% | | | 2027 | ** | 5-10 | \$3,900 | A |
| Metal Security Bars | 3% | | | 2037 | ** | | | A |
| Pre-Cast Concrete | 2% | | | LIFE | ** | 5 | \$500 | A |
| Stucco Cement | 5% | | | 2035 | ** | 5 | \$600 | A |
| Roof | | | | | | | | |
| Asphalt Shingle | 50% | | | 2025 | ** | 10 | \$1,700 | A |
| Modified Bitumen | 35% | | | 2030 | ** | 10 | \$7,000 | A |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Skylight, Metal/Glass | 10% | | | 2042 | ** | 10 | \$6,700 | A |
| Skylight, Plastic | 5% | | | 2039 | ** | 1 | | A |

Interior

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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 5% | | | LIFE | ** | 5 | \$5,000 | C |
| Ceramic Tile | 5% | | | 2031 | ** | 5 | \$2,300 | C |
| Quarry Tile | 8% | | | 2035 | ** | 5 | \$5,500 | C |
| Sheet Vinyl/Rubber | 10% | | | 2022 | \$71,500 | 5 | \$6,800 | C |
| Steel Plate | 2% | Now | \$71,100 | LIFE | ** | 1 | | C |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Over Sump Pump In Basement</i> | | | | | | | | |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Over Sump Pump In Basement</i> | | | | | | | | |
| Vinyl Tile | 5% | Now | \$21,900 | 2032 | ** | 3 | \$900 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Room 402</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Room 402</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Room 402</i> | | | | | | | | |
| <i>Explanation : 9x9 Tiles</i> | | | | | | | | |
| Vinyl Tile | 10% | | | 2022 | \$43,800 | 3 | \$1,700 | C |
| Wood | 35% | | | 2037 | ** | 5 | \$29,900 | C |
| Wood | 20% | Now | \$58,500 | 2037 | ** | 5 | \$8,500 | C |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Third And Fourth Floors</i> | | | | | | | | |
| <i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Third And Fourth Floors</i> | | | | | | | | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 5% | | | 2031 | ** | 5 | \$4,200 | C |
| Gypsum Board | 15% | | | LIFE | ** | 5 | \$7,600 | C |
| Masonry: Brick | 10% | Now | \$115,600 | LIFE | ** | | | C |
| <i>Spalling, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Plaster | 70% | Now | \$218,500 | LIFE | ** | 5 | \$17,700 | C |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Fourth Floor</i> | | | | | | | | |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |

Note : 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
70 MULBERRY ST.
Asset # : 14539

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 10% | | | 2035 | ** | 5 | \$4,600 | B |
| AcousTileSusp.Lay-In | 10% | | | 2027 | ** | 5 | \$4,600 | B |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Third Floor</i> | | | | | | | | |
| Embossed Metal | 50% | Now | \$73,000 | LIFE | ** | 5 | \$10,200 | B |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Plaster | 30% | Now | \$47,400 | LIFE | ** | 5 | \$8,500 | B |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Fifth Floor</i> | | | | | | | | |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Fifth Floor</i> | | | | | | | | |

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

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 50% | | | 2022 | \$37,200 | 10 | \$13,900 | B |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 50%</i> | | | | | | |
| | | <i>Location : Throughout</i> | | | | | | |
| | | <i>Explanation : T-12 Lamps</i> | | | | | | |
| Fluorescent | 50% | | | 2027 | ** | 10 | \$13,900 | B |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 50%</i> | | | | | | |
| | | <i>Location : Throughout</i> | | | | | | |
| | | <i>Explanation : Compact Fluorescent Lamps</i> | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | | | 2022 | \$6,400 | 10 | \$3,700 | B |
| Exit, Service | 50% | | | 2022 | \$2,500 | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2022 | \$1,400 | 10 | \$100 | B |
| Alarm | | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| Generic | 100% | | | 2022 | \$409,700 | 1-3 | \$21,200 | B |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : 1st Floor</i> | | | | | | |
| | | <i>Explanation : Electronic Main Control Panel</i> | | | | | | |

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Natural Gas | 100% | | | 2042 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Steam Boiler | 100% | | | 2027 | ** | 1 | \$30,200 | B |
| Distribution | | | | | | | | |
| Steam Piping/Pump | 100% | Now | \$9,000 | 2032 | ** | 4 | \$1,500 | B |
| | | <i>Leak Evident, Extent : Moderate, Area Affected : 20%</i> | | | | | | |
| | | <i>Location : Throughout, 5 Of 15 Return Steam Condensate Risers</i> | | | | | | |
| Terminal Devices | | | | | | | | |
| Convactor/Radiator | 100% | | | 2027 | ** | 1 | \$9,800 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2030 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Int Pkg Unit - Cooling | 25% | | | 2020 | \$112,700 | 2 | \$500 | B |
| Ext Pkg Unit - Cooling | 10% | | | 2022 | \$16,200 | 2 | \$200 | B |
| Window/Wall Unit | 25% | | | 2017 | \$18,000 | 1 | | B |
| No Component | 40% | | | | | | | D |
| Terminal Devices | | | | | | | | |
| Direct Expansion | 40% | | | 2022 | \$26,100 | 1 | | B |
| No Component | 60% | | | | | | | 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.

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

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

| Mechanical System Component Type | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|--|----------------|----------------------|--------------------|------------|----------------|----------------|------------------|----------------|
| | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Air Conditioning | | | | | | | | |
| Heat Rejection | | | | | | | | |
| Air Condenser Unit | 40% | | | 2022 | \$16,800 | 2 | \$8,500 | B |
| No Component | 60% | | | | | | | D |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 50% | | | LIFE | ** | 2-5 | \$8,500 | B |
| No Component | 50% | | | | | | | D |
| Exhaust Fans | | | | | | | | |
| Roof | 25% | | | 2022 | \$7,000 | 2 | \$200 | B |
| No Component | 75% | | | | | | | D |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 5% | | | 2042 | ** | 1 | | B |
| Galv Iron/Steel | 95% | | | 2027 | ** | 1 | | B |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | Now | \$200 | 2017 | \$8,100 | 2 | \$400 | B |
| <i>Leak Evident, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | Now | \$1,500 | LIFE | ** | 1 | | B |
| <i>Leak Evident, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2022 | \$10,400 | 4 | \$1,300 | B |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Fire Suppression | | | | | | | | |
| Sprinkler | | | | | | | | |
| No Component | 90% | | | | | | | D |
| Generic | 10% | | | 2048 | ** | 1-2 | \$900 | B |
| <i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |

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

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

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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

| CAPITAL | FY 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$62,300 | |
| Interior Architecture | \$143,200 | \$238,600 |
| Electrical | \$175,500 | \$272,100 |
| Mechanical | | \$460,300 |
| Total | \$381,000 | \$971,000 |
| Priority A | \$62,300 | |
| Priority B | \$175,500 | \$732,400 |
| Priority C | \$143,200 | \$238,600 |
| Total | \$381,000 | \$971,000 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$22,200 | \$1,800 | | |
| Interior Architecture | \$32,300 | \$1,100 | \$700 | \$9,900 |
| Electrical | \$2,600 | \$57,700 | \$1,700 | \$1,400 |
| Mechanical | \$14,300 | \$11,100 | \$18,200 | \$6,000 |
| Elevators/Escalators | \$9,900 | \$9,900 | \$9,900 | \$9,900 |
| Total | \$81,300 | \$81,700 | \$30,500 | \$27,200 |
| Priority A | \$22,200 | \$1,800 | | |
| Priority B | \$55,200 | \$78,700 | \$29,800 | \$22,200 |
| Priority C | \$3,800 | \$1,100 | \$700 | \$5,000 |
| Total | \$81,300 | \$81,700 | \$30,500 | \$27,200 |



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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 92% | Now | \$20,400 | LIFE | ** | 5 | \$30,100 | A |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : West Facade</i> | | | | | | | | |
| Stucco Cement | 5% | | | 2034 | ** | 5 | \$4,100 | A |
| Window Wall | 3% | | | 2031 | ** | 5 | \$3,700 | A |
| Windows | | | | | | | | |
| Aluminum | 100% | Now | \$62,300 | 2037 | ** | 5 | \$6,400 | A |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Parapets | | | | | | | | |
| Cast Stone/Terra Cotta | 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+ | \$1,900 | 2026 | ** | 5 | \$1,300 | A |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Balconies</i> | | | | | | | | |
| Roof | | | | | | | | |
| Modified Bitumen | 100% | | | 2029 | ** | 10 | \$17,000 | A |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Covered With Rubber Tiles</i> | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 3% | | | LIFE | ** | 5 | \$3,300 | C |
| Ceramic Tile | 3% | | | 2024 | \$33,300 | 5 | \$1,500 | C |
| Quarry Tile | 3% | | | 2026 | ** | 5 | \$2,200 | C |
| Vinyl Tile | 11% | | | 2029 | ** | 3 | \$2,000 | C |
| Vinyl Tile | 50% | | | 2021 | \$238,600 | 3 | \$12,400 | C |
| Vinyl Tile | 30% | Now | \$143,200 | 2031 | ** | 3 | \$5,600 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Section At Room 402 And Floors Below</i> | | | | | | | | |
| <i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Section At Room 402 And Floors Below</i> | | | | | | | | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 3% | | | 2030 | ** | 5 | \$1,400 | C |
| Gypsum Board | 82% | | | LIFE | ** | 5 | \$23,600 | C |
| Metal Panel | 10% | | | LIFE | ** | | | C |
| Plaster | 5% | | | LIFE | ** | 5 | \$700 | C |

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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 20% | | | 2038 | ** | 5 | \$9,900 | B |
| <i>Recent Repair Evident, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : 5th Floor</i> | | | | | | | | |
| AcousTileSusp.Lay-In | 75% | | | 2034 | ** | 5 | \$37,200 | B |
| Exposed Struc: Steel | 5% | 2-4 | \$28,500 | LIFE | ** | | | B |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Beam In Mechanical Room</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2021 | \$29,000 | 5 | \$100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : One 1200 Amps Main Disconnect Switch</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 100% | | | 2021 | \$90,300 | 5 | \$100 | B |
| <hr/> | | | | | | | | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2021 | \$60,400 | 1 | | B |
| <hr/> | | | | | | | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 5% | | | 2020 | \$3,400 | 5 | | B |
| Molded Case Bkrs | 75% | | | 2020 | \$51,300 | 5 | \$700 | B |
| Molded Case Bkrs | 20% | | | 2043 | ** | 5 | \$200 | B |
| <hr/> | | | | | | | | |
| Wiring | | | | | | | | |
| Thermoplastic | 80% | | | 2021 | \$49,200 | 1 | | B |
| Thermoplastic | 20% | | | 2047 | ** | 1 | | B |
| <hr/> | | | | | | | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 70% | 2-4 | \$48,800 | 2041 | ** | 5 | \$100 | B |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Mechanical Room</i> | | | | | | | | |
| Locally Mounted | 30% | | | 2019 | \$20,900 | 5 | \$100 | B |
| <hr/> | | | | | | | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | 2-4 | \$900 | LIFE | ** | 5 | \$500 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Water Main</i> | | | | | | | | |
| <i>Explanation : Corroded</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Lighting | | | | | | | | |

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Lighting | | | | | | | | |
| Interior Lighting Fluorescent | 75% | | | 2016 | \$126,700 | 10 | \$22,800 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : Using T-12 Lamps</i> | | | | | | | | |
| Fluorescent | 20% | | | 2029 | ** | 10 | \$6,100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 5th Floor</i> | | | | | | | | |
| <i>Explanation : Using T-8 Lamps</i> | | | | | | | | |
| Incandescent | 5% | | | 2016 | \$8,400 | 2 | | B |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 40% | | | 2016 | \$5,600 | 10 | \$3,200 | B |
| Emergency, Battery | 10% | | | 2029 | ** | 10 | \$800 | B |
| Exit, Service | 40% | | | 2016 | \$2,200 | 1 | | B |
| Exit, Service | 10% | | | 2029 | ** | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2016 | \$14,000 | 10 | \$100 | B |
| Alarm | | | | | | | | |
| Fire/Smoke Detection No Component | 30% | | | | | | | D |
| Generic | 70% | | | 2029 | ** | 1-3 | \$14,300 | B |

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Energy Source Fuel Oil No 2 | 100% | | | 2031 | ** | 5 | \$10,300 | B |
| Conversion Equipment | | | | | | | | |
| Hot Water Boiler | 100% | | | 2034 | ** | 1 | \$16,400 | B |
| <i>Boiler Used For Hot Water, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 100% | | | 2029 | ** | 4 | \$1,600 | B |
| Terminal Devices | | | | | | | | |
| Air Handler | 50% | | | 2021 | \$102,900 | 1 | \$10,300 | B |
| Convactor/Radiator | 50% | | | 2026 | ** | 1 | \$5,400 | B |
| Air Conditioning | | | | | | | | |
| Energy Source Electricity | 100% | | | 2029 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Reciprocating Compr/Chiller | 100% | | | 2021 | \$129,500 | 1 | \$15,400 | B |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 100% | | | 2031 | ** | 4 | \$2,500 | B |

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

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

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

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

| Mechanical System Component Type | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|--|----------------|----------------------|--------------------|------------|----------------|----------------|------------------|----------------|
| | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Air Conditioning | | | | | | | | |
| Terminal Devices | | | | | | | | |
| Direct Expansion | 100% | | | 2021 | \$118,400 | 1 | | B |
| Heat Rejection | | | | | | | | |
| Water Cool Tower | 100% | | | 2019 | \$109,500 | 2 | \$33,400 | B |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$18,500 | B |
| Exhaust Fans | | | | | | | | |
| Interior | 70% | | | 2021 | \$29,500 | 2 | \$700 | B |
| Roof | 30% | | | 2021 | \$9,100 | 2 | \$300 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2031 | * * | 1 | | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2021 | \$10,400 | 4 | \$1,300 | B |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2021 | \$10,400 | 4 | \$1,300 | B |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Hydraulic | 100% | | | LIFE | * * | | | C |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : (1) B-6 (1) 1-5</i> | | | | | | | | |
| <i>Explanation : 2 Units</i> | | | | | | | | |
| Fire Suppression | | | | | | | | |
| Sprinkler | | | | | | | | |
| Generic | 100% | | | 2031 | * * | 1-2 | \$9,300 | B |
| Fire Pump | | | | | | | | |
| Generic | 100% | | | 2024 | \$28,300 | 1 | \$6,200 | B |

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

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

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$341,600 | \$680,200 |
| Interior Architecture | \$1,685,100 | \$1,483,000 |
| Electrical | \$677,800 | \$2,209,200 |
| Mechanical | \$1,677,500 | \$2,272,700 |
| Total | \$4,381,900 | \$6,645,000 |
| Priority A | \$341,600 | \$680,200 |
| Priority B | \$2,598,700 | \$4,655,500 |
| Priority C | \$1,441,700 | \$1,309,400 |
| Total | \$4,381,900 | \$6,645,000 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | | | | \$2,900 |
| Interior Architecture | \$237,800 | | \$10,000 | \$33,400 |
| Electrical | \$1,400 | | | \$1,600 |
| Mechanical | \$24,900 | \$39,700 | \$34,000 | \$43,500 |
| Elevators/Escalators | \$102,600 | \$102,600 | \$102,600 | \$102,600 |
| Total | \$366,700 | \$142,300 | \$146,600 | \$184,100 |
| Priority A | | | | \$2,900 |
| Priority B | \$128,900 | \$142,300 | \$136,600 | \$147,700 |
| Priority C | \$237,800 | | \$10,000 | \$33,400 |
| Total | \$366,700 | \$142,300 | \$146,600 | \$184,100 |



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

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

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

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

Asset # : 160

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Copper/Terne | 5% | | | 2040 | ** | 10 | \$25,300 | A |
| Masonry: Brick | 45% | | | LIFE | ** | 5 | \$97,300 | A |
| <i>Recent Repair Evident, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout Sides And Rear</i> | | | | | | | | |
| Masonry: Granite | 5% | | | LIFE | ** | 5 | \$8,100 | A |
| Masonry: Limestone | 35% | | | LIFE | ** | 5 | \$56,700 | A |
| <i>Recent Repair Evident, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Front Facade</i> | | | | | | | | |
| Stucco Cement | 10% | Now | \$74,300 | 2025 | ** | 5 | \$27,000 | A |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Elevator Penthouse At West Side</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Elevator Penthouse At West Side</i> | | | | | | | | |
| <i>Explanation : Exposed And Corroded Steel Members</i> | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 10% | | | 2028 | ** | 5 | \$5,800 | A |
| Bronze/Brass | 90% | | | 2028 | ** | 5 | \$328,000 | A |
| Parapets | | | | | | | | |
| Masonry: Brick | 65% | Now | \$50,800 | LIFE | ** | 5 | \$7,000 | A |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Interior Face</i> | | | | | | | | |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Interior Face</i> | | | | | | | | |
| Masonry: Limestone | 35% | | | LIFE | ** | 5 | \$4,700 | A |
| <i>Recent Repair Evident, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Front Facade</i> | | | | | | | | |
| Roof | | | | | | | | |
| Modified Bitumen | 98% | Now | \$52,500 | 2020 | | | \$262,400 | A |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Roof Over 14th Floor</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Over Room 1404 And Print Shop</i> | | | | | | | | |
| Skylight, Metal/Glass | 2% | | | 2020 | | | \$99,800 | A |
| Interior | | | | | | | | |

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

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

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

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

Asset # : 160

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 10% | 0-2 | \$205,800 | 2022 | \$205,800 | 3 | \$47,900 | C |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i> | | | | | | | | |
| <i>Location : Offices</i> | | | | | | | | |
| <i>Wrinkling, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Offices</i> | | | | | | | | |
| Mosaic Tile | 5% | | | 2025 | ** | 5 | \$39,900 | C |
| Marble Panels | 15% | Now | \$313,900 | LIFE | ** | 5 | \$35,900 | C |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Stairs Throughout</i> | | | | | | | | |
| Terrazzo | 15% | | | LIFE | ** | 5 | \$37,400 | C |
| Vinyl Tile | 25% | | | 2020 | \$829,700 | 3 | \$29,900 | C |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Multiple Locations Throughout</i> | | | | | | | | |
| Vinyl Tile | 30% | | | 2015 | \$995,700 | 3 | \$47,900 | C |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : 9x9 Units</i> | | | | | | | | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 5% | | | 2023 | \$353,500 | 5 | \$11,000 | C |
| Marble Panels | 15% | | | LIFE | ** | | | C |
| Plaster | 15% | Now | \$132,100 | LIFE | ** | 5 | \$9,900 | C |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Stairs Throughout And Penthouse</i> | | | | | | | | |
| Plaster | 65% | | | LIFE | ** | 5 | \$42,900 | C |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 40% | | | 2025 | ** | 5 | \$127,700 | B |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Room 1404 And Print Shop</i> | | | | | | | | |
| Glass: Susp Panels | 5% | | | LIFE | ** | | | B |
| Plaster | 5% | | | LIFE | ** | 5 | \$10,000 | B |
| Plaster | 15% | Now | \$179,500 | LIFE | ** | 5 | \$29,900 | B |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Stairs Throughout And Penthouse</i> | | | | | | | | |
| Plaster | 35% | | | LIFE | ** | 5 | \$69,800 | B |

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

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

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

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

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

Asset # : 160

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2025 | ** | 5 | \$800 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Sub- Basement</i> | | | | | | | | |
| <i>Explanation : 150kva</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 100% | | | 2030 | ** | 5 | \$1,000 | B |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2020 | \$473,300 | 1 | | B |
| Panelboards | | | | | | | | |
| Molded Case Bkrs | 70% | | | 2019 | \$275,800 | 5 | \$4,000 | B |
| Molded Case Bkrs | 30% | | | 2028 | ** | 5 | \$1,700 | B |
| Wiring | | | | | | | | |
| Braided Cloth | 30% | 0-2 | \$165,400 | 2045 | ** | 1 | | B |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Thermoplastic | 70% | | | 2030 | ** | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2018 | \$512,400 | 5 | \$1,400 | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Not Accessible | 100% | | | | | | | D |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 98% | | | 2020 | \$1,150,800 | 10 | \$191,800 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : T-12, T-8, And Cfl Lamps</i> | | | | | | | | |
| Incandescent | 2% | | | 2020 | \$117,400 | 2 | \$100 | B |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 30% | | | 2025 | ** | 1 | | B |
| Exit, Service | 70% | | | 2025 | ** | 1 | | B |

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Utility Steam | 100% | | | 2030 | ** | 1 | | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Reade St.</i> | | | | | | | | |
| <i>Explanation : From Con Ed</i> | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Pres. Reducing Valve/LP Steam | 100% | | | 2023 | \$164,700 | 5 | \$12,700 | B |

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

Asset # : 160

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|------------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|----------------------|-----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Heating | | | | | | | | |
| Distribution | | | | | | | | |
| Steam Piping/Pump | 100% | | | 2030 | * * | 4 | \$10,500 | B |
| Terminal Devices | | | | | | | | |
| Air Handler | 20% | | | 2020 | \$286,100 | 1 | \$26,400 | B |
| Convactor/Radiator | 80% | | | 2025 | * * | 1 | \$55,200 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2028 | * * | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Int Pkg Unit - Cooling | 20% | | | 2018 | \$683,300 | 2 | \$2,600 | B |
| Reciprocating | 40% | | | 2025 | * * | 1 | \$39,600 | B |
| Compr/Chiller | | | | | | | | |
| Ext Pkg Unit - Cooling | 20% | | | 2020 | \$244,900 | 2 | \$2,600 | B |
| Window/Wall Unit | 20% | | | 2015 | \$109,100 | 1 | | B |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 40% | | | 2030 | * * | 4 | \$4,200 | B |
| No Component | 60% | | | | | | | D |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 20% | | | 2020 | \$225,400 | 1 | \$26,400 | B |
| Fan Coil - Cool/Heat | 20% | | | 2020 | \$1,004,400 | 1 | \$13,800 | B |
| No Component | 60% | | | | | | | D |
| Heat Rejection | | | | | | | | |
| Air Condenser Unit | 40% | | | 2020 | \$212,000 | 2 | \$59,500 | B |
| No Component | 60% | | | | | | | D |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$119,000 | B |
| Exhaust Fans | | | | | | | | |
| Interior | 100% | | | 2015 | \$92,600 | 2 | \$6,600 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Galv Iron/Steel | 100% | | | 2018 | \$792,400 | 1 | | B |
| HW Heat Exchanger | | | | | | | | |
| Low Temp | 100% | | | 2020 | \$82,300 | 4 | \$31,700 | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Submersible | 100% | | | 2015 | \$6,800 | 4 | \$2,000 | B |
| Sewage Ejector(s) | | | | | | | | |
| Compressed Air | 100% | | | 2030 | * * | 4 | \$1,300 | B |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |

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

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

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

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

Asset # : 160

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

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

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

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$310,900 | \$473,100 |
| Interior Architecture | \$427,300 | \$642,600 |
| Electrical | \$816,100 | \$1,037,600 |
| Mechanical | \$263,400 | \$2,156,000 |
| Total | \$1,817,700 | \$4,309,300 |
| Priority A | \$310,900 | \$473,100 |
| Priority B | \$1,318,100 | \$3,246,300 |
| Priority C | \$188,700 | \$589,900 |
| Total | \$1,817,700 | \$4,309,300 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$28,800 | | | |
| Interior Architecture | \$25,300 | \$15,300 | \$9,900 | \$19,200 |
| Electrical | \$9,800 | \$11,100 | \$12,900 | \$14,200 |
| Mechanical | \$31,100 | \$25,200 | \$19,800 | \$86,300 |
| Elevators/Escalators | \$34,500 | \$34,500 | \$34,500 | \$34,500 |
| Total | \$129,500 | \$86,200 | \$77,100 | \$154,200 |
| Priority A | \$28,800 | | | |
| Priority B | \$89,400 | \$70,800 | \$67,200 | \$142,700 |
| Priority C | \$11,300 | \$15,300 | \$9,900 | \$11,500 |
| Total | \$129,500 | \$86,200 | \$77,100 | \$154,200 |



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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 55% | Now | \$102,600 | LIFE | ** | 5 | \$60,500 | A |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout Facade Facing Alley</i> | | | | | | | | |
| <i>Sidewalk Shed in Use, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Corner Of Arthur Ave And E. Tremont</i> | | | | | | | | |
| <i>Spalling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout Facade Facing Alley</i> | | | | | | | | |
| Masonry: Granite | 5% | 2-4 | \$37,500 | LIFE | ** | 5 | \$4,100 | A |
| <i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Limestone | 5% | | | LIFE | ** | 5 | \$4,100 | A |
| Pre-Cast Concrete | 35% | 2-4 | \$69,800 | LIFE | ** | 5 | \$125,100 | A |
| <i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 100% | 4+ | \$101,100 | 2031 | ** | 5 | \$20,800 | A |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Parapets | | | | | | | | |
| Cast in Place Concrete | 10% | | | LIFE | ** | 5 | \$10,000 | A |
| Masonry: Brick | 90% | | | LIFE | ** | 5 | \$8,700 | A |
| Roof | | | | | | | | |
| Modified Bitumen | 100% | 0-2 | \$28,800 | 2023 | \$287,500 | | | A |
| <i>Blisters, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Patching Evident, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 15% | | | 2019 | \$137,200 | 3 | \$34,500 | C |
| Cast in Place Concrete | 10% | | | LIFE | ** | 5 | \$33,500 | C |
| Ceramic Tile | 5% | | | 2026 | ** | 5 | \$7,700 | C |
| Mosaic Tile | 5% | | | 2028 | ** | 5 | \$19,200 | C |
| Terrazzo | 15% | | | LIFE | ** | 5 | \$18,000 | C |
| Vinyl Tile | 10% | 0-2 | \$147,500 | 2033 | ** | 3 | \$5,700 | C |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 80%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : First Floor And Throughout</i> | | | | | | | | |
| <i>Explanation : 9x9 Tiles</i> | | | | | | | | |
| Vinyl Tile | 40% | | | 2023 | \$589,900 | 3 | \$23,000 | C |

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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 3% | | | 2032 | ** | 5 | \$4,500 | C |
| Concrete Masonry Unit | 10% | 0-2 | \$11,300 | LIFE | ** | 5 | \$5,900 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Gypsum Board | 15% | | | LIFE | ** | 5 | \$13,400 | C |
| Metal Panel | 15% | | | LIFE | ** | | | C |
| Marble Panels | 2% | | | LIFE | ** | | | C |
| Plaster | 15% | 0-2 | \$41,200 | LIFE | ** | 5 | \$6,700 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Stairwells, 7th Floor Elevator Lobby</i> | | | | | | | | |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Corridors</i> | | | | | | | | |
| Plaster | 40% | | | LIFE | ** | 5 | \$17,800 | C |
| Ceilings | | | | | | | | |
| AcousTile,Adhered | 15% | 0-2 | \$14,000 | 2028 | ** | 5 | \$11,500 | B |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Fifth Floor Offices 510-512 & Throughout</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Fifth Floor Offices 510-512, Throughout</i> | | | | | | | | |
| AcousTileSusp.Lay-In | 10% | | | 2028 | ** | 5 | \$15,300 | B |
| Exposed Concrete | 20% | Now | \$238,600 | LIFE | ** | 5 | \$4,800 | B |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : West Side Basement</i> | | | | | | | | |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Near Foundation Wall On West Side</i> | | | | | | | | |
| Plaster | 55% | | | LIFE | ** | 5 | \$52,700 | B |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2023 | \$61,700 | 5 | \$500 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Main Disconnect Service Switch Rated At 2500 Amps</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2023 | \$150,400 | 5 | \$2,700 | B |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2023 | \$105,800 | 1 | | B |
| Panelboards | | | | | | | | |
| Molded Case Bkrs | 70% | | | 2022 | \$103,700 | 5 | \$1,900 | B |
| Molded Case Bkrs | 30% | | | 2031 | ** | 5 | \$800 | B |

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts | | | | | | | | |
| Wiring | | | | | | | | |
| Braided Cloth | 70% | 2-4 | \$123,700 | 2048 | ** | 1 | | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Thermoplastic | 30% | | | 2033 | ** | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2021 | \$181,400 | 5 | \$700 | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | 2-4 | \$900 | LIFE | ** | 5 | \$1,500 | B |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : Corroded And Connected With Main Water Pipe</i> | | | | | | | | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 50% | | | 2021 | \$5,300 | 1 | \$15,800 | B |
| Automatic | 50% | | | 2021 | \$5,300 | 1 | \$15,800 | B |
| Generators | | | | | | | | |
| Diesel | 100% | | | 2019 | \$68,300 | 1 | \$39,700 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Rear Yard</i> | | | | | | | | |
| <i>Explanation : 82.5 Kw</i> | | | | | | | | |
| Batteries | | | | | | | | |
| Lead/Acid | 100% | | | 2017 | \$600 | 5 | \$3,800 | B |
| Fuel Storage | | | | | | | | |
| Main Tank | 100% | | | 2026 | ** | 5 | \$3,000 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Rear Yard</i> | | | | | | | | |
| <i>Explanation : 250 Gallons</i> | | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 90% | | | 2018 | \$469,600 | 10 | \$84,500 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : T-12 Lamps</i> | | | | | | | | |
| Fluorescent | 10% | Now | \$52,200 | 2033 | ** | | | B |
| <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Exit, Service | 50% | | | 2031 | ** | 1 | | B |
| Exit, Battery | 50% | | | 2018 | \$42,900 | 10 | \$3,500 | B |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2018 | \$43,100 | 10 | \$300 | B |
| Alarm | | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 70% | | | | | | | D |
| Generic | 30% | | | 2023 | \$366,300 | 1-3 | \$19,000 | B |

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

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|-----------------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Interruptible Gas/Dual Fuel | 100% | | | 2043 | ** | 1 | | B |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement Vault</i> | | | | | | |
| | | <i>Explanation : (2) 5000 Gallon Tanks</i> | | | | | | |
| Conversion Equipment | | | | | | | | |
| Steam Boiler | 100% | | | 2028 | ** | 1 | \$101,500 | B |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement</i> | | | | | | |
| | | <i>Explanation : (3) Dual Fuel Steam Boilers</i> | | | | | | |
| Distribution | | | | | | | | |
| Steam Piping/Pump | 100% | | | 2023 | \$823,100 | 4 | \$7,600 | B |
| Terminal Devices | | | | | | | | |
| Convactor/Radiator | 100% | | | 2021 | \$1,113,500 | 1 | \$33,100 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2031 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Heat Pump | 20% | | | 2024 | \$900 | 2 | \$1,300 | B |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Sixth Floor Fan Room</i> | | | | | | |
| | | <i>Explanation : (2) Water Sourced Heat Pumps</i> | | | | | | |
| Int Pkg Unit - Cooling | 10% | | | 2024 | \$151,800 | 2 | \$600 | B |
| Window/Wall Unit | 70% | | | 2018 | \$169,600 | 1 | | B |
| Heat Rejection | | | | | | | | |
| Water Cool Tower | 20% | | | 2024 | \$67,700 | 2 | \$20,600 | B |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Roof</i> | | | | | | |
| | | <i>Explanation : Dry Cooler Works With Water Sourced Heat Pumps</i> | | | | | | |
| No Component | 80% | | | | | | | D |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 20% | | | LIFE | ** | 2-5 | \$11,400 | B |
| No Component | 80% | | | | | | | D |
| Exhaust Fans | | | | | | | | |
| Roof | 100% | | | 2018 | \$93,700 | 2 | \$3,200 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Galv Iron/Steel | 100% | 0-2 | \$7,000 | 2028 | ** | 1 | | B |
| | | <i>Corroded, Extent : Moderate, Area Affected : 50%</i> | | | | | | |
| | | <i>Location : Supply Pipe Connects To Water Main In Basement</i> | | | | | | |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2018 | \$27,400 | 2 | \$1,500 | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |

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

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

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

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

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing | | | | | | | | |
| Storm Drain Piping Cast Iron | 100% | 0-2 | \$3,300 | LIFE | ** | 1 | | B |
| <i>Cracked, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Basement, Near Entrance To Boiler Room</i> | | | | | | | | |
| Sump Pump(s) Rigid Piping | 100% | | | 2018 | \$10,400 | 4 | \$1,300 | B |
| Sewage Ejector(s) Electric | 100% | | | 2018 | \$10,400 | 4 | \$1,300 | B |
| Backflow Preventer No Component Generic | 80% | | | 2028 | ** | 1 | \$1,300 | D B |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : Dedicated To The Boiler Plant</i> | | | | | | | | |
| Fixtures Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators Geared Traction | 100% | | | LIFE | ** | | | C |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : (4) 1-7, (1) B-7</i> | | | | | | | | |
| <i>Explanation : 5 Units</i> | | | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe Generic | 100% | | | 2043 | ** | 1-5 | \$51,700 | B |
| <i>Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Westside Of Building's Facade</i> | | | | | | | | |
| <i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Sprinkler No Component Generic | 80% | | | 2043 | ** | 1-2 | \$5,700 | D B |
| Fire Pump Generic | 100% | | | 2032 | ** | 1 | \$19,200 | B |

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

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

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$110,200 | \$80,700 |
| Interior Architecture | \$227,600 | \$91,200 |
| Total | \$337,800 | \$171,900 |
| Priority A | \$110,200 | \$80,700 |
| Priority B | \$37,200 | \$37,200 |
| Priority C | \$190,400 | \$54,000 |
| Total | \$337,800 | \$171,900 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|-----------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$14,000 | | \$12,600 | |
| Interior Architecture | \$74,100 | | | \$14,000 |
| Electrical | \$4,300 | \$200 | \$900 | \$200 |
| Mechanical | \$7,500 | \$300 | \$2,300 | \$300 |
| Total | \$99,900 | \$500 | \$15,800 | \$14,500 |
| Priority A | \$14,000 | | \$12,600 | |
| Priority B | \$11,800 | \$500 | \$3,200 | \$500 |
| Priority C | \$74,100 | | | \$14,000 |
| Total | \$99,900 | \$500 | \$15,800 | \$14,500 |



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

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

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

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

Asset # : 13869

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 80% | | | LIFE | ** | 5 | \$80,700 | A |
| Masonry: Granite | 5% | | | LIFE | ** | 5 | \$3,800 | A |
| Masonry: Limestone | 10% | | | LIFE | ** | 5 | \$7,600 | A |
| Wood | 5% | | | 2027 | ** | 5 | \$25,200 | A |
| Windows | | | | | | | | |
| Aluminum | 100% | Now | \$110,200 | 2038 | ** | 5 | \$11,300 | A |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Roof | | | | | | | | |
| Copper/Terne | 100% | Now | \$14,000 | 2050 | ** | | | A |
| <i>Water Penetration, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 10% | 0-2 | \$19,100 | LIFE | ** | 5 | \$27,100 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Vinyl Tile | 90% | 0-2 | \$107,400 | 2027 | ** | 3 | \$41,900 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 5% | Now | \$17,800 | 2025 | ** | 5 | \$3,000 | C |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Toilets Throughout</i> | | | | | | | | |
| Gypsum Board | 75% | 0-2 | \$83,000 | LIFE | ** | 5 | \$54,000 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Brick | 5% | 0-2 | \$20,600 | LIFE | ** | | | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Plaster | 15% | 0-2 | \$16,700 | LIFE | ** | 5 | \$5,400 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 60% | | | 2035 | ** | 5 | \$74,400 | B |
| Plaster | 40% | | | LIFE | ** | 5 | \$31,000 | B |

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

Under 600 Volts

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

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

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

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

Asset # : 13869

| Electrical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 50% | | | 2042 | ** | 5 | | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Main Service Switch Rated @ 600 Amperes</i> | | | | | | | | |
| Fused Disc Sw | 50% | | | 2022 | \$800 | 5 | | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Main Service Switch Rated @ 600 Amperes</i> | | | | | | | | |
| Raceway | | | | | | | | |
| Conduit | 20% | | | 2042 | ** | 1 | | B |
| Conduit | 80% | | | 2022 | \$4,700 | 1 | | B |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 5% | | | 2038 | ** | 5 | | B |
| Molded Case Bkrs | 20% | | | 2038 | ** | 5 | | B |
| Molded Case Bkrs | 75% | | | 2021 | \$8,500 | 5 | | B |
| Wiring | | | | | | | | |
| Braided Cloth | 75% | 2-4 | \$4,100 | 2047 | ** | 1 | | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Thermoplastic | 25% | | | 2042 | ** | 1 | | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Not Accessible | 50% | | | | | | | D |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i> | | | | | | | | |
| <i>Location :</i> | | | | | | | | |
| <i>Explanation : Covered With Insulation</i> | | | | | | | | |
| Generic | 50% | | | LIFE | ** | 5 | | B |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 25% | | | 2027 | ** | 10 | \$600 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 1st Floor</i> | | | | | | | | |
| <i>Explanation : T-8 Lamps</i> | | | | | | | | |
| Fluorescent | 65% | | | 2022 | \$9,600 | 10 | \$1,500 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : T-12 Lamps</i> | | | | | | | | |
| Fluorescent | 8% | | | 2022 | \$1,200 | 10 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 1st Floor</i> | | | | | | | | |
| <i>Explanation : Compact Fluorescent Light Fixtures</i> | | | | | | | | |
| HID | 1% | | | 2022 | \$100 | 10 | | B |
| Incandescent | 1% | | | 2022 | \$100 | 2 | | B |

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

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

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

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

Asset # : 13869

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Lighting | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 25% | | | 2027 | ** | 10 | \$100 | B |
| Exit, Service | 75% | | | 2027 | ** | 1 | | B |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 70% | | | | | | | D |
| Generic | 30% | | | 2027 | ** | 1 | \$300 | B |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Hallways</i> | | | | | | |
| | | <i>Explanation : CCTV And Intrusion Alarm System</i> | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| Generic | 100% | | | 2027 | ** | 1-3 | \$1,600 | B |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Throughout The Building</i> | | | | | | |
| | | <i>Explanation : Strobe Lights And Manual Pull Station</i> | | | | | | |
| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Fuel Oil No 2 | 75% | | | 2042 | ** | 5 | \$600 | B |
| Natural Gas | 25% | | | 2042 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Furnace | 25% | | | 2027 | ** | 1 | \$300 | B |
| | | <i>Other Observation, Extent : Light, Area Affected : 25%</i> | | | | | | |
| | | <i>Location : Lower Roof</i> | | | | | | |
| | | <i>Explanation : 1 Roof Top Package Unit</i> | | | | | | |
| Hot Water Boiler | 75% | | | 2035 | ** | 1 | \$900 | B |
| | | <i>Other Observation, Extent : Light, Area Affected : 75%</i> | | | | | | |
| | | <i>Location : Basement Boiler Room</i> | | | | | | |
| | | <i>Explanation : 1 Unit</i> | | | | | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 75% | | | 2030 | ** | 4 | \$100 | B |
| No Component | 25% | | | | | | | D |
| Terminal Devices | | | | | | | | |
| Convactor/Radiator | 75% | | | 2020 | | \$20,000 | \$600 | B |
| No Component | 25% | | | | | | | D |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2038 | ** | 1 | | B |

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

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

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

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

Asset # : 13869

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|--|----------------|-------------------|--------------------|---------|----------------|-------------|---------------|----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Air Conditioning | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Reciprocating Compr/Chiller | 75% | | | 2027 | * * | 1 | \$900 | B |
| Ext Pkg Unit - Heating/Cooling | 25% | | | 2027 | * * | 2 | | B |
| <i>R-134a Refrigerant, Extent : Light, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : 1 Unit On Lower Roof</i> | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | * * | 2 | \$3,200 | B |
| Terminal Devices | | | | | | | | |
| Direct Expansion | 75% | | | 2022 | \$6,600 | 1 | | B |
| No Component | 25% | | | | | | | D |
| Heat Rejection | | | | | | | | |
| Air Condenser Unit | 75% | | | 2027 | * * | 2 | \$1,300 | B |
| No Component | 25% | | | | | | | D |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 25% | | | LIFE | * * | 2-5 | \$300 | B |
| No Component | 75% | | | | | | | D |
| Exhaust Fans | | | | | | | | |
| Roof | 25% | | | 2022 | \$600 | 2 | | B |
| No Component | 75% | | | | | | | D |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2032 | * * | 1 | | B |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2017 | \$700 | 2 | | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Submersible | 100% | | | 2015 | \$6,300 | 4 | \$2,000 | B |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Limestone | 95% | | | LIFE | ** | 5 | \$106,400 | A |
| Metal Panel | 5% | 4+ | \$1,600 | 2034 | ** | 5 | \$7,000 | A |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Tower</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Windows | | | | | | | | |
| Wood | 100% | 2-4 | \$165,000 | 2032 | ** | 5 | \$60,300 | A |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Parapets | | | | | | | | |
| Masonry: Limestone | 90% | | | LIFE | ** | 5-10 | \$22,700 | A |
| Metal Cornice | 10% | 2-4 | \$1,400 | 2039 | ** | | | A |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Roof | | | | | | | | |
| Copper/Terne | 5% | | | 2039 | ** | 10 | \$6,000 | A |
| Metal Panel | 70% | | | 2029 | ** | 10 | \$61,800 | A |
| Sloped Glazing | 25% | | | LIFE | ** | 5 | \$321,100 | A |
| <hr/> | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 30% | 2-4 | \$12,500 | 2023 | \$124,800 | 3 | \$29,000 | C |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Cast in Place Concrete | 5% | | | LIFE | ** | 5 | \$14,100 | C |
| Ceramic Tile | 5% | 2-4 | \$3,900 | 2033 | ** | 5 | \$1,600 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Mosaic Tile | 5% | | | 2029 | ** | 5 | \$8,100 | C |
| Marble Panels | 45% | 2-4 | \$95,100 | LIFE | ** | 5 | \$21,800 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Wood | 10% | 4+ | \$29,800 | 2027 | ** | 5 | \$6,000 | C |
| <i>Deteriorated Finish, Extent : Severe, Area Affected : 40%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 5% | | | LIFE | ** | 10 | \$14,800 | C |
| Fabric on Framing | 5% | | | 2025 | ** | 5 | \$3,000 | C |
| Marble Panels | 30% | | | LIFE | ** | 10 | \$14,200 | C |
| Plaster | 50% | 2-4 | \$59,000 | LIFE | ** | 5 | \$17,700 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Wood | 10% | | | LIFE | ** | 5 | \$94,400 | C |

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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Ceilings | | | | | | | | |
| Plaster | 10% | Now | \$9,900 | LIFE | ** | 5 | \$3,300 | B |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Third Floor Corridor</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Third Floor Corridor And Offices</i> | | | | | | | | |
| Plaster | 15% | | | LIFE | ** | 5-10 | \$13,600 | B |
| Plaster | 75% | | | LIFE | ** | 5-10 | \$68,200 | B |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2034 | ** | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : One 2000 Amps Main Disconnect Switch</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 100% | | | 2034 | ** | 5 | \$200 | B |
| Raceway | | | | | | | | |
| Conduit | 90% | | | 2034 | ** | 1 | | B |
| Conduit | 10% | | | 2044 | ** | 1 | | B |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 10% | | | 2032 | ** | 5 | \$100 | B |
| Molded Case Bkrs | 80% | | | 2032 | ** | 5 | \$1,000 | B |
| Molded Case Bkrs | 10% | | | 2040 | ** | 5 | \$100 | B |
| Wiring | | | | | | | | |
| Thermoplastic | 80% | | | 2034 | ** | 1 | | B |
| Thermoplastic | 20% | | | 2044 | ** | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 90% | | | 2029 | ** | 5 | \$300 | B |
| Locally Mounted | 10% | | | 2037 | ** | 5 | | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Not Accessible | 100% | | | | | | | D |
| Lighting | | | | | | | | |

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Lighting | | | | | | | | |
| Interior Lighting Fluorescent | 50% | | | 2024 | \$118,700 | 10 | \$19,800 | B |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Throughout The Building</i> | | | | | | |
| | | <i>Explanation : Using T-12 Lamps</i> | | | | | | |
| Fluorescent | 30% | | | 2019 | \$71,200 | 10 | \$11,900 | B |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Throughout The Building</i> | | | | | | |
| | | <i>Explanation : Using T-12 Lamps</i> | | | | | | |
| Incandescent | 20% | | | 2019 | \$47,500 | 2 | \$200 | B |
| Egress Lighting Exit, LED | 100% | | | 2059 | ** | 1 | | B |
| Exterior Lighting HID | 100% | | | 2029 | ** | 10 | \$100 | B |
| Alarm | | | | | | | | |
| Security System No Component | 80% | | | | | | | D |
| Generic | 20% | | | 2024 | \$34,400 | 1 | \$3,400 | B |
| Fire/Smoke Detection No Component | 70% | | | | | | | D |
| Generic | 30% | | | 2029 | ** | 1-3 | \$8,500 | B |
| Mechanical | | | | | | | | |
| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Energy Source Campus Steam | 100% | | | 2044 | ** | 1 | | B |
| | | <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Heat From Supreme Court Building</i> | | | | | | |
| | | <i>Explanation : Basement</i> | | | | | | |
| Conversion Equipment Heat Exchanger | 100% | | | 2033 | ** | 1 | \$21,400 | B |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Located In Supreme Court Building</i> | | | | | | |
| | | <i>Explanation : Heat Exchangers</i> | | | | | | |
| Distribution Hot Wtr Piping/Pump | 100% | | | 2040 | ** | 4 | \$3,200 | B |
| Terminal Devices Air Handler | 40% | | | 2029 | ** | 1 | \$10,700 | B |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : 1st Floor</i> | | | | | | |
| | | <i>Explanation : No Access At Time Of Survey</i> | | | | | | |
| Fan Coil Unit/Heat | 60% | | | 2029 | ** | 1 | \$8,400 | B |
| Air Conditioning | | | | | | | | |

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

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

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

| Mechanical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| District C.W. | 100% | | | 2044 | ** | 1 | | B |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Supplied From Brooklyn Municipal Building</i> | | | | | | | |
| | <i>Explanation : Chilled Water</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 100% | Now | \$29,800 | 2034 | ** | 4 | \$2,100 | B |
| | <i>Corroded, Extent : Moderate, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Leak Evident, Extent : Moderate, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : Transfer Chilled Water Piping</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 40% | | | 2024 | \$91,100 | 1 | \$10,700 | B |
| Fan Coil - Cool/Heat | 60% | | | 2029 | ** | 1 | \$8,400 | B |
| <hr/> | | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | Now | \$5,800 | LIFE | ** | 2-5 | \$24,000 | B |
| | <i>Broken, Extent : Moderate, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : Attic</i> | | | | | | | |
| | <i>Other Observation, Extent : Light, Area Affected : 1%</i> | | | | | | | |
| | <i>Location : Attic</i> | | | | | | | |
| | <i>Explanation : No Access At Time Of Survey</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Interior | 100% | Now | \$1,400 | 2029 | ** | 2 | \$1,100 | B |
| | <i>Broken, Extent : Moderate, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : Toilet Exhaust Fans</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Galv Iron/Steel | 100% | | | 2037 | ** | 1 | | B |
| <hr/> | | | | | | | | |
| Water Heater | | | | | | | | |
| Electric | 20% | Now | \$200 | 2022 | \$1,700 | 4 | \$100 | B |
| | <i>Broken, Extent : Moderate, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : Electric Heater</i> | | | | | | | |
| No Component | 80% | | | | | | | D |
| <hr/> | | | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| <hr/> | | | | | | | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| <hr/> | | | | | | | | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| <hr/> | | | | | | | | |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Hydraulic | 100% | | | LIFE | ** | | | C |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Lobby : 3rd Floor</i> | | | | | | | |
| | <i>Explanation : 2 Units</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Fire Suppression | | | | | | | | |

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

Maintenance \$ are aggregated over a 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 Repair | | Future Replacement | | Maintenance | | Priority Code |
|------------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | |
| Fire Suppression | | | | | | | |
| Standpipe | | | | | | | |
| Generic | 100% | | | 2044 | * * | 1-5 | \$21,800 B |
| Sprinkler | | | | | | | |
| No Component | 75% | | | | | | D |
| Generic | 25% | | | 2044 | * * | 1-2 | \$3,000 B |
| Fire Pump | | | | | | | |
| Generic | 100% | | | 2033 | * * | 1 | \$8,100 B |

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

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

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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

| CAPITAL | FY 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,767,600 | \$421,900 |
| Interior Architecture | \$2,889,400 | \$2,409,500 |
| Electrical | \$2,330,100 | \$3,311,700 |
| Mechanical | \$3,917,800 | \$3,237,400 |
| Total | \$11,904,900 | \$9,380,600 |
| Priority A | \$2,767,600 | \$421,900 |
| Priority B | \$7,168,500 | \$6,862,800 |
| Priority C | \$1,968,900 | \$2,095,900 |
| Total | \$11,904,900 | \$9,380,600 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$20,100 | | | \$27,400 |
| Interior Architecture | \$333,500 | | | \$116,600 |
| Electrical | \$41,000 | \$56,700 | \$43,000 | \$76,700 |
| Mechanical | \$214,800 | \$115,900 | \$206,800 | \$134,100 |
| Elevators/Escalators | \$165,800 | \$165,800 | \$165,800 | \$165,800 |
| Total | \$775,300 | \$338,300 | \$415,600 | \$520,600 |
| Priority A | \$20,100 | | | \$27,400 |
| Priority B | \$432,800 | \$338,300 | \$415,600 | \$376,600 |
| Priority C | \$322,400 | | | \$116,600 |
| Total | \$775,300 | \$338,300 | \$415,600 | \$520,600 |



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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 10% | Now | \$150,000 | LIFE | ** | 5 | \$44,200 | A |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| <i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| Masonry: Granite | 5% | Now | \$150,500 | LIFE | ** | 5 | \$16,600 | A |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : West Facade</i> | | | | | | | | |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Building Base</i> | | | | | | | | |
| Masonry: Limestone | 85% | 4+ | \$952,800 | LIFE | ** | 5 | \$281,800 | A |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Windows And Lower Sections</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 95% | Now | \$562,800 | 2039 | ** | 5 | \$57,900 | A |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Steel | 5% | Now | \$359,500 | 2048 | ** | 5 | \$38,100 | A |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement, Stairs</i> | | | | | | | | |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |

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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Parapets | | | | | | | | |
| Masonry: Brick | 15% | Now | \$15,200 | LIFE | ** | 5 | \$2,200 | A |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Interior Face, 13th Floor</i> | | | | | | | | |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Interior Face, 13th Floor</i> | | | | | | | | |
| Masonry: Limestone | 85% | Now | \$154,200 | LIFE | ** | 5 | \$16,000 | A |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Cornices</i> | | | | | | | | |
| <i>Explanation : Top Of Cornice Is Covered With Roll Roofing Material</i> | | | | | | | | |
| Roof | | | | | | | | |
| Asphalt Macadam | 10% | Now | \$45,500 | 2033 | ** | 5 | \$4,000 | A |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Receiving Area Over Boiler Room</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Boiler Room</i> | | | | | | | | |
| Copper/Terne | 50% | Now | \$261,600 | 2038 | ** | | | A |
| <i>Deformed/Dented, Extent : Severe, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Over Penthouse And 12th Floor</i> | | | | | | | | |
| <i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Over Penthouse</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : 11th Floor - Southwest Side</i> | | | | | | | | |
| Modified Bitumen | 23% | | | 2028 | ** | 10 | \$27,400 | A |
| Modified Bitumen | 15% | Now | \$130,700 | 2033 | ** | | | A |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Around 13th Floor Perimeter</i> | | | | | | | | |
| <i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Around 13th Floor Perimeter</i> | | | | | | | | |
| Paver: Asphalt | 2% | Now | \$5,000 | 2032 | ** | | | A |
| <i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Over First Floor Mechanical Space</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Over First Floor Mechanical Space, Office Space</i> | | | | | | | | |
| Interior | | | | | | | | |

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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 5% | Now | \$191,900 | 2025 | ** | 3 | \$48,200 | C |
| | <i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Carpet | 20% | 0-2 | \$38,400 | 2019 | \$767,700 | 3 | \$193,000 | C |
| | <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Cast in Place Concrete | 5% | Now | \$24,700 | LIFE | ** | 5 | \$70,400 | C |
| | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Ceramic Tile | 5% | Now | \$36,000 | 2032 | ** | 5 | \$16,100 | C |
| | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Marble Panels | 10% | Now | \$195,100 | LIFE | ** | 5 | \$48,200 | C |
| | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Terrazzo | 10% | Now | \$97,300 | LIFE | ** | 5 | \$50,300 | C |
| | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Vinyl Tile | 30% | Now | \$92,800 | 2023 | \$1,856,900 | 3 | \$72,400 | C |
| | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Vinyl Tile | 15% | | | 2018 | \$928,400 | 3 | \$48,200 | C |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 5% | Now | \$25,600 | LIFE | ** | | | C |
| | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Throughout Basement & Sub Basement</i> | | | | | | | |
| Ceramic Tile | 2% | Now | \$11,600 | 2032 | ** | 5 | \$3,900 | C |
| | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Concrete Masonry Unit | 2% | | | LIFE | ** | 5 | \$3,100 | C |
| Gypsum Board | 5% | | | LIFE | ** | 5 | \$11,700 | C |
| Masonry: Brick | 5% | | | LIFE | ** | | | C |
| Masonry: Limestone | 3% | | | LIFE | ** | | | C |
| Marble Panels | 18% | Now | \$619,200 | LIFE | ** | | | C |
| | <i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Basement Corridor Near Room B8</i> | | | | | | | |
| | <i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Plaster | 55% | | | LIFE | ** | 5 | \$64,300 | C |
| Plaster | 5% | Now | \$18,000 | LIFE | ** | 5 | \$5,800 | C |
| | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Room 1188</i> | | | | | | | |
| | <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Room 1188</i> | | | | | | | |

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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 40% | | | 2028 | ** | 5 | \$257,300 | B |
| AcousTileSusp.Lay-In | 15% | 0-2 | \$650,600 | 2043 | ** | 5 | \$48,200 | B |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Corridors</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Corridors</i> | | | | | | | | |
| AcousTileSusp.Lay-In | 5% | | | 2043 | ** | 5 | \$32,200 | B |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Exposed Concrete | 10% | Now | \$125,200 | LIFE | ** | 5 | \$10,100 | B |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Boiler Room</i> | | | | | | | | |
| Plaster | 23% | | | LIFE | ** | 5 | \$92,500 | B |
| Plaster | 5% | Now | \$11,200 | LIFE | ** | 5 | \$20,100 | B |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Corridor Near B-5</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Corridor Near B-5</i> | | | | | | | | |
| Plaster | 2% | | | LIFE | ** | 5 | \$8,000 | B |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2023 | \$263,000 | 5 | \$1,700 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Rooms In Basement & Sub Basement</i> | | | | | | | | |
| <i>Explanation : One 5000 Amps And Three 4000 Amps Main Disconnect Switch</i> | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2021 | \$14,100 | 5 | \$1,400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Rooms In Sub Basement & Basement)</i> | | | | | | | | |
| <i>Explanation : Two1500 Kva Rated @ 480/277/208 Volts</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Air Circuit Breaker | 75% | | | 2023 | \$361,000 | 5 | \$1,500 | B |
| Fused Disc Sw | 20% | | | 2023 | \$96,300 | 5 | \$300 | B |
| Fused Disc Sw | 5% | | | 2043 | ** | 5 | \$100 | B |
| Raceway | | | | | | | | |
| Busway | 10% | | | 2021 | \$65,700 | 1 | | B |
| Conduit | 85% | | | 2023 | \$558,600 | 1 | | B |
| Conduit | 5% | | | 2043 | ** | 1 | | B |

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

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

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

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

| Electrical | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | |
| Under 600 Volts | | | | | | | |
| Panelboards | | | | | | | |
| Fused Disc Sw | 10% | | | 2022 | \$55,900 | 5 | \$900 B |
| Molded Case Bkrs | 80% | | | 2022 | \$446,800 | 5 | \$8,100 B |
| Molded Case Bkrs | 5% | | | 2039 | ** | 5 | \$500 B |
| Molded Case Bkrs | 5% | | | 2048 | ** | 5 | \$500 B |
| Wiring | | | | | | | |
| Braided Cloth | 45% | 2-4 | \$344,600 | 2048 | ** | 1 | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| <i>Location : Upper Floors</i> | | | | | | | |
| Busway | 10% | | | 2021 | \$76,600 | 1 | B |
| Thermoplastic | 35% | | | 2023 | \$268,000 | 1 | B |
| Thermoplastic | 5% | | | 2043 | ** | 1 | B |
| Thermoplastic | 5% | | | 2053 | ** | 1 | B |
| Motor Controllers | | | | | | | |
| Locally Mounted | 25% | | | 2021 | \$177,900 | 5 | \$600 B |
| Locally Mounted | 5% | | | 2036 | ** | 5 | \$100 B |
| Motor Control Center | 70% | | | 2021 | \$498,000 | 5 | \$7,300 B |
| Ground | | | | | | | |
| Grounding Devices | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$5,700 B |
| Stand-by Power | | | | | | | |
| Transfer Switches | | | | | | | |
| Automatic | 100% | | | 2021 | \$10,600 | 1 | \$118,200 B |
| Generators | | | | | | | |
| Diesel | 100% | | | 2019 | \$68,300 | 1 | \$148,300 B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| <i>Location : Basement</i> | | | | | | | |
| <i>Explanation : One 75 Kw For Fire Pumps Only</i> | | | | | | | |
| Batteries | | | | | | | |
| Lead/Acid | 100% | | | 2016 | \$600 | 5 | \$14,200 B |
| Fuel Storage | | | | | | | |
| Main Tank | 100% | | | 2026 | ** | 5 | \$11,300 B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| <i>Location : Generator Room In Basement</i> | | | | | | | |
| <i>Explanation : One 55 Gals</i> | | | | | | | |
| Lighting | | | | | | | |

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 10% | | | 2033 | ** | 10 | \$35,100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 3rd & 4th Floors</i> | | | | | | | | |
| <i>Explanation : T-8 Lamps</i> | | | | | | | | |
| Fluorescent | 5% | | | 2018 | \$97,600 | 10 | \$17,600 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Boiler Room In Sub Basement</i> | | | | | | | | |
| <i>Explanation : T-12 Lamps</i> | | | | | | | | |
| Fluorescent | 2% | | | 2033 | ** | 10 | \$7,000 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 3rd & 4th Floors</i> | | | | | | | | |
| <i>Explanation : T-5 Lamps</i> | | | | | | | | |
| Fluorescent | 80% | | | 2028 | ** | 10 | \$281,000 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : T-8 Lamps</i> | | | | | | | | |
| Incandescent | 3% | | | 2018 | \$58,500 | 2 | \$300 | B |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 5% | | | 2033 | ** | 1 | | B |
| Emergency, Battery | 35% | | | 2028 | ** | 10 | \$32,400 | B |
| Exit, LED | 5% | | | 2063 | ** | 1 | | B |
| Exit, Service | 55% | | | 2028 | ** | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2018 | \$161,300 | 10 | \$1,200 | B |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 70% | | | | | | | D |
| Generic | 25% | | | 2023 | \$333,400 | 1 | \$35,800 | B |
| Generic | 5% | | | 2033 | ** | 1 | \$7,200 | B |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 65% | | | | | | | D |
| Generic | 30% | | | 2018 | \$1,369,600 | 1-3 | \$73,100 | B |
| Generic | 5% | | | 2033 | ** | 1-3 | \$12,200 | B |

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Interruptible Gas/Dual Fuel | 100% | | | 2033 | ** | 1 | | B |

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

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

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

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

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|---|----------------|-------------------|--------------------|---------|----------------|-------------|---------------|----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Heating | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Steam Boiler | 100% | | | 2028 | ** | 1 | \$379,700 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Sub Basement Boiler Room</i> | | | | | | | | |
| <i>Explanation : 3 Units (4 Heat Exchangers To Convert Hot Water For Heating Devices)</i> | | | | | | | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 75% | | | 2031 | ** | 4 | \$21,300 | B |
| Steam Piping/Pump | 25% | | | 2033 | ** | 4 | \$4,700 | B |
| Terminal Devices | | | | | | | | |
| Air Handler | 25% | | | 2023 | \$594,200 | 1 | \$59,300 | B |
| Convactor/Radiator | 10% | | | 2021 | \$416,300 | 1 | \$12,400 | B |
| Fan Coil Unit/Heat | 50% | | | 2018 | \$3,300,000 | 1 | \$62,000 | B |
| Fan Coil Unit/Heat | 15% | | | 2031 | ** | 1 | \$18,600 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2031 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Centrifugal, Elec Chiller | 60% | | | 2032 | ** | 1 | \$248,900 | B |
| <i>R-134a Refrigerant, Extent : Light, Area Affected : 60%</i> | | | | | | | | |
| <i>Location : 3 Units, Sub Basement Refrigeration Plant</i> | | | | | | | | |
| <i>Repairs In Progress, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Retubing At #2 Unit</i> | | | | | | | | |
| Int Pkg Unit - Cooling | 10% | | | 2017 | \$567,700 | 2 | \$2,400 | B |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Various Locations</i> | | | | | | | | |
| <i>Other Observation, Extent : Light, Area Affected : 60%</i> | | | | | | | | |
| <i>Location : Various Locations</i> | | | | | | | | |
| <i>Explanation : Multiple Units</i> | | | | | | | | |
| Reciprocating Compr/Chiller | 5% | | | 2031 | ** | 1 | \$8,900 | B |
| <i>R-134a Refrigerant, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : 3rd Floor</i> | | | | | | | | |
| No Component | 25% | | | | | | | D |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 65% | | | 2043 | ** | 4 | \$18,400 | B |
| No Component | 35% | | | | | | | D |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 65% | | | 2023 | \$912,700 | 1 | \$154,100 | B |
| No Component | 35% | | | | | | | D |
| Heat Rejection | | | | | | | | |
| Air Condenser Unit | 5% | | | 2031 | ** | 2 | \$13,300 | B |
| Water Cool Tower | 60% | | | 2021 | \$569,400 | 2 | \$231,200 | B |
| No Component | 35% | | | | | | | D |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$213,500 | B |

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

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

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

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

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Ventilation | | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Interior | 95% | | | 2023 | \$462,900 | 2 | \$11,200 | B |
| Roof | 5% | | | 2023 | \$17,500 | 2 | \$600 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 70% | | | 2033 | ** | 1 | | B |
| Galv Iron/Steel | 30% | | | 2028 | ** | 1 | | B |
| HW Heat Exchanger | | | | | | | | |
| Low Temp | 100% | | | 2023 | \$136,800 | 4 | \$56,900 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Boiler Room</i> | | | | | | | | |
| <i>Explanation : For Domestic H W</i> | | | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2018 | \$10,400 | 4 | \$1,300 | B |
| Sewage Ejector(s) | | | | | | | | |
| Compressed Air | 100% | | | 2023 | \$26,900 | 4 | \$2,000 | B |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 100% | | | LIFE | ** | | | C |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : (5) B-13 (5) B-7 (1) Sub B. To 13 (1) Sub B. To 7</i> | | | | | | | | |
| <i>Explanation : 12 Units</i> | | | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2033 | ** | 1-5 | \$200,600 | B |
| Sprinkler | | | | | | | | |
| Generic | 100% | | | 2033 | ** | 1-2 | \$107,400 | B |
| Fire Pump | | | | | | | | |
| Generic | 100% | | | 2026 | ** | 1 | \$71,600 | B |

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

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

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | | \$1,037,300 |
| Interior Architecture | \$503,800 | \$2,307,600 |
| Electrical | \$125,100 | \$844,400 |
| Mechanical | | \$559,400 |
| Total | \$628,900 | \$4,748,700 |
| Priority A | | \$1,037,300 |
| Priority B | \$628,900 | \$2,055,800 |
| Priority C | | \$1,655,600 |
| Total | \$628,900 | \$4,748,700 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|--------------------|--------------------|--------------------|--------------------|
| Exterior Architecture | \$33,500 | | | |
| Interior Architecture | \$59,300 | \$141,200 | | \$59,300 |
| Electrical | \$151,700 | \$144,000 | \$129,200 | \$147,400 |
| Mechanical | \$472,200 | \$309,700 | \$574,600 | \$293,500 |
| Elevators/Escalators | \$593,000 | \$593,000 | \$593,000 | \$593,000 |
| Total | \$1,309,600 | \$1,187,900 | \$1,296,800 | \$1,093,200 |
| Priority A | \$33,500 | | | |
| Priority B | \$1,216,900 | \$1,046,700 | \$1,296,800 | \$1,033,900 |
| Priority C | \$59,300 | \$141,200 | | \$59,300 |
| Total | \$1,309,600 | \$1,187,900 | \$1,296,800 | \$1,093,200 |



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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 43% | | | LIFE | ** | 5 | \$282,200 | A |
| Metal/Glass Curt Wall | 50% | | | LIFE | ** | 5 | \$615,300 | A |
| Metal Coiling Doors | 2% | | | 2040 | ** | 5 | \$41,000 | A |
| Granite Panels | 3% | | | LIFE | ** | 5 | \$14,800 | A |
| Pre-Cast Concrete | 2% | | | LIFE | ** | 5 | \$42,700 | A |
| Windows | | | | | | | | |
| Aluminum | 97% | | | 2045 | ** | 5 | | A |
| Metal Louvers | 3% | | | 2036 | ** | 10 | | A |
| Parapets | | | | | | | | |
| Metal/Glass Curt Wall | 50% | | | 2049 | ** | 5 | \$11,800 | A |
| Metal Panel | 20% | | | 2049 | ** | 5 | \$4,700 | A |
| Metal Rail | 30% | | | 2040 | ** | 5-10 | \$33,000 | A |
| Roof | | | | | | | | |
| IRMA/Protected Membrane | 100% | | | 2031 | ** | 10 | \$97,100 | A |
| <i>Paver Block Ballast, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : 7th And 26th Floor Setbacks</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Epdm Under Insulation</i> | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 10% | | | 2024 | \$707,400 | 3 | \$237,100 | C |
| Cast in Place Concrete | 10% | | | LIFE | ** | 5 | \$259,300 | C |
| Ceramic Tile | 3% | | | 2036 | ** | 5 | \$35,600 | C |
| Terrazzo | 7% | | | LIFE | ** | 5 | \$64,800 | 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 | \$78,600 | C |
| Glass: Single Pane | 2% | | | LIFE | ** | 5 | \$29,500 | C |
| Gypsum Board | 73% | | | LIFE | ** | 5 | \$860,100 | C |
| Granite Panels | 3% | | | LIFE | ** | | | C |
| Marble Panels | 5% | | | LIFE | ** | | | C |
| Wood | 5% | | | LIFE | ** | 5 | \$392,800 | C |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 85% | | | 2040 | ** | 5 | \$1,007,700 | B |
| Exposed Struc: Steel | 5% | | | LIFE | ** | | | B |
| Gypsum Board | 10% | | | LIFE | ** | 5 | \$148,200 | B |
| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|-----------------------------|---|-------------------|--------------------|---------|----------------|-------------|---------------|----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Heating | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Steam Boiler | 100% | | | 2040 | ** | 1 | \$785,400 | B |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Boiler Room</i> | | | | | | | |
| | <i>Explanation : 3 Units</i> | | | | | | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 80% | | | 2045 | ** | 4 | \$31,300 | B |
| Steam Piping/Pump | 20% | | | 2049 | ** | 4 | \$7,800 | B |
| Terminal Devices | | | | | | | | |
| Air Handler | 20% | | | 2031 | ** | 1 | \$98,100 | B |
| Convactor/Radiator | 80% | | | 2040 | ** | 1 | \$205,100 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2045 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Centrifugal, Elec Chiller | 100% | | | 2036 | ** | 1 | \$858,000 | B |
| | <i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Basement Refrigeration Room</i> | | | | | | | |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 100% | | | 2049 | ** | 4 | \$39,100 | B |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 100% | | | 2031 | ** | 1 | \$490,500 | B |
| Heat Rejection | | | | | | | | |
| Water Cool Tower | 100% | | | 2027 | ** | 2 | \$797,300 | B |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$441,700 | B |
| Exhaust Fans | | | | | | | | |
| Interior | 100% | | | 2031 | ** | 2 | \$24,500 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2049 | ** | 1 | | B |
| Water Heater | | | | | | | | |
| Electric | 80% | | | 2021 | \$113,200 | 4 | \$3,800 | B |
| | <i>Other Observation, Extent : Light, Area Affected : 80%</i> | | | | | | | |
| | <i>Location : Various Locations</i> | | | | | | | |
| | <i>Explanation : Multiple Instantaneous Heaters</i> | | | | | | | |
| Gas Fired | 20% | | | 2022 | \$42,400 | 2 | \$2,400 | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2028 | ** | 4 | \$2,000 | B |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2028 | ** | 4 | \$2,000 | B |

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

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

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

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

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

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

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

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$959,000 | \$140,900 |
| Interior Architecture | \$1,044,600 | \$72,900 |
| Electrical | \$219,400 | \$219,700 |
| Mechanical | \$71,900 | \$532,800 |
| Total | \$2,294,800 | \$966,300 |
| Priority A | \$959,000 | \$140,900 |
| Priority B | \$1,231,200 | \$752,500 |
| Priority C | \$104,600 | \$72,900 |
| Total | \$2,294,800 | \$966,300 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | | | | \$5,000 |
| Interior Architecture | \$15,800 | \$10,500 | \$900 | \$5,200 |
| Electrical | \$13,200 | \$1,500 | \$1,600 | \$1,700 |
| Mechanical | \$5,200 | \$9,800 | \$9,500 | \$8,100 |
| Elevators/Escalators | \$3,900 | \$3,900 | \$3,900 | \$3,900 |
| Total | \$38,200 | \$25,700 | \$16,000 | \$23,900 |
| Priority A | | | | \$5,000 |
| Priority B | \$22,400 | \$15,200 | \$15,100 | \$19,000 |
| Priority C | \$15,800 | \$10,500 | \$900 | |
| Total | \$38,200 | \$25,700 | \$16,000 | \$23,900 |



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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856

CITY HALL

Asset # : 153

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Granite | 15% | | | LIFE | ** | 5 | \$8,000 | A |
| Masonry: Limestone | 85% | | | LIFE | ** | 5 | \$45,400 | A |
| Windows | | | | | | | | |
| Wood | 100% | | | 2036 | ** | 5 | \$191,000 | A |
| Parapets | | | | | | | | |
| Masonry: Limestone | 95% | | | LIFE | ** | 5 | \$16,700 | A |
| Metal Rail | 5% | | | 2033 | ** | 5-10 | \$12,600 | A |
| Roof | | | | | | | | |
| Metal Panel | 90% | Now | \$863,500 | 2040 | ** | | | A |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : East And West Wings</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 40%</i> | | | | | | | | |
| <i>Location : Wood Trusses Supporting Roof</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Attic Spaces</i> | | | | | | | | |
| <i>Explanation : Probe Openings Being Cut To Investigate Deteriorated Wood Trusses</i> | | | | | | | | |
| Metal Panel | 5% | | | 2033 | ** | 10 | \$5,900 | A |
| Skylight, Metal/Glass | 5% | | | 2040 | ** | 10 | \$10,800 | A |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 30% | | | 2019 | | 3 | \$31,600 | C |
| Ceramic Tile | 5% | | | 2029 | ** | 5 | \$3,500 | C |
| Mosaic Tile | 15% | Now | \$104,600 | 2025 | ** | 5 | \$13,200 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Basement Corridor</i> | | | | | | | | |
| Marble Panels | 20% | | | LIFE | ** | 5 | \$10,500 | C |
| Vinyl Tile | 10% | | | 2020 | | 3 | \$2,600 | C |
| Wood | 15% | | | 2035 | ** | 5 | \$19,700 | C |
| Under Construction | 5% | | | | | | | D |
| Interior Walls | | | | | | | | |
| Marble Panels | 10% | | | LIFE | ** | | | C |
| Plaster | 20% | Now | \$5,900 | LIFE | ** | 5 | \$2,600 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Plaster | 45% | | | LIFE | ** | 5 | \$5,900 | C |
| Wood | 20% | | | LIFE | ** | 5 | \$34,900 | C |
| Under Construction | 5% | | | | | | | 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

CITY HALL

Asset # : 153

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 15% | | | 2033 | ** | 5 | \$10,500 | B |
| Exposed Struc: Wood | 10% | Now | \$852,000 | LIFE | ** | | | B |
| <i>Dry Rot/Decay, Extent : Severe, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Attic Roof Trusses</i> | | | | | | | | |
| <i>Split/Cracked, Extent : Severe, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Attic Roof Trusses</i> | | | | | | | | |
| <i>Water Penetration, Extent : Severe, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Attic Roof Trusses</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Attic Roof Trusses</i> | | | | | | | | |
| <i>Explanation : Structural Remediation Project Currently Under Construction</i> | | | | | | | | |
| Plaster | 15% | Now | \$87,900 | LIFE | ** | 5 | \$6,500 | B |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : C O W Chamber And Council Chamber</i> | | | | | | | | |
| Plaster | 60% | | | LIFE | ** | 5 | \$26,200 | B |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2040 | ** | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : One 1200 Amps Main Disconnect Switch. The Security Power System Is Fed From 52 Chambers Street</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2040 | ** | 5 | \$1,200 | B |
| Raceway | | | | | | | | |
| Conduit | 90% | | | 2020 | \$58,800 | 1 | | B |
| Conduit | 10% | | | 2040 | ** | 1 | | B |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 5% | | | 2036 | ** | 5 | \$100 | B |
| Molded Case Bkrs | 10% | | | 2028 | ** | 5 | \$100 | B |
| Molded Case Bkrs | 85% | | | 2019 | \$62,800 | 5 | \$1,100 | B |
| Wiring | | | | | | | | |
| Braided Cloth | 10% | 2-4 | \$6,600 | 2045 | ** | 1 | | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Thermoplastic | 70% | | | 2020 | \$46,500 | 1 | | B |
| Thermoplastic | 20% | | | 2040 | ** | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 80% | | | 2033 | ** | 5 | \$300 | B |
| Locally Mounted | 20% | | | 2018 | \$18,100 | 5 | \$100 | B |

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.

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

CITY HALL

Asset # : 153

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Not Accessible | 100% | | | | | | | D |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2025 | ** | 1 | \$14,500 | B |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 20% | | | 2020 | \$51,600 | 10 | \$8,600 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Using T12 Lamps</i> | | | | | | | | |
| HID | 2% | | | 2020 | \$4,300 | 10 | | B |
| Incandescent | 78% | | | 2015 | \$201,300 | 2 | \$800 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Mayor's Bullpen</i> | | | | | | | | |
| <i>Explanation : New Lighting System To Be Installed</i> | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 50% | | | 2020 | \$4,200 | 1 | | B |
| Exit, Service | 50% | | | 2015 | \$4,200 | 1 | | B |

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Utility Steam | 80% | | | 2030 | ** | 1 | | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : Steam Provided By Con Edison</i> | | | | | | | | |
| HTHW/HW | 20% | | | 2030 | ** | 1 | | B |
| <i>Other Observation, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : 52 Chambers Street</i> | | | | | | | | |
| <i>Explanation : Provided From Adjacent Tweed Building</i> | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Pres. Reducing Valve/LP Steam | 80% | | | 2029 | ** | 5 | \$2,200 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement - Police Locker Room</i> | | | | | | | | |
| <i>Explanation : 1 Unit - Steam Is Converted To Hot Water For Heating Devices</i> | | | | | | | | |
| No Component | 20% | | | | | | | D |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 90% | | | 2036 | ** | 4 | \$3,100 | B |
| Steam Piping/Pump | 10% | | | 2040 | ** | 4 | \$300 | B |

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

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

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|--|----------------|-------------------|--------------------|---------|----------------|-------------|---------------|----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Heating | | | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler | 60% | | | 2020 | \$150,900 | 1 | \$17,400 | B |
| Air Handler | 20% | | | 2028 | ** | 1 | \$5,800 | B |
| Convactor/Radiator | 20% | | | 2033 | ** | 1 | \$3,000 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| District C.W. | 40% | | | 2040 | ** | 1 | | B |
| <i>Other Observation, Extent : Light, Area Affected : 40%</i> | | | | | | | | |
| <i>Location : 52 Chambers Street</i> | | | | | | | | |
| <i>Explanation : Provided From Adjacent Tweed Building</i> | | | | | | | | |
| Electricity | 60% | | | 2028 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Reciprocating Compr/Chiller | 40% | | | 2020 | \$79,100 | 1 | \$8,700 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : 2 Sets (4 Units) - Reserved Units</i> | | | | | | | | |
| Window/Wall Unit | 60% | | | 2015 | \$71,900 | 1 | | B |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 40% | | | 2040 | ** | 4 | \$1,400 | B |
| No Component | 60% | | | | | | | D |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 20% | | | 2028 | ** | 1 | \$5,800 | B |
| Air Handler/Cool/Ht | 40% | | | 2020 | \$99,000 | 1 | \$11,600 | B |
| No Component | 40% | | | | | | | D |
| Heat Rejection | | | | | | | | |
| Remote Air Cond | 40% | | | 2020 | \$139,300 | 2 | \$13,100 | B |
| No Component | 60% | | | | | | | D |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$26,100 | B |
| Exhaust Fans | | | | | | | | |
| Interior | 100% | | | 2020 | \$64,400 | 2 | \$1,400 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Galv Iron/Steel | 100% | | | 2025 | ** | 1 | | B |
| HW Heat Exchanger | | | | | | | | |
| HTHW/HW | 100% | | | 2030 | ** | | | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 52 Chambers Street</i> | | | | | | | | |
| <i>Explanation : Located In Adjacent Tweed Building</i> | | | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2025 | ** | 4 | \$1,300 | B |

Note : 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

CITY HALL

Asset # : 153

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

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

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

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$738,200 | \$155,100 |
| Interior Architecture | \$96,600 | \$239,600 |
| Electrical | \$100,400 | \$443,000 |
| Mechanical | \$88,000 | \$659,000 |
| Total | \$1,023,200 | \$1,496,700 |
| Priority A | \$738,200 | \$155,100 |
| Priority B | \$285,000 | \$1,157,700 |
| Priority C | | \$183,900 |
| Total | \$1,023,200 | \$1,496,700 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$9,300 | | \$1,100 | |
| Interior Architecture | \$57,200 | \$4,000 | \$532,100 | \$47,000 |
| Electrical | \$17,900 | \$32,500 | \$12,000 | \$10,300 |
| Mechanical | \$33,600 | \$27,100 | \$39,500 | \$18,400 |
| Elevators/Escalators | \$11,800 | \$11,800 | \$11,800 | \$11,800 |
| Total | \$129,900 | \$75,500 | \$596,500 | \$87,500 |
| Priority A | \$9,300 | | \$1,100 | |
| Priority B | \$63,400 | \$75,500 | \$63,300 | \$40,500 |
| Priority C | \$57,200 | | \$532,100 | \$47,000 |
| Total | \$129,900 | \$75,500 | \$596,500 | \$87,500 |



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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Cast Iron | 5% | Now | \$61,800 | LIFE | ** | | | A |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : South Facade</i> | | | | | | | | |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : North And East Facades</i> | | | | | | | | |
| Glass Block | 5% | | | LIFE | ** | 5 | \$3,500 | A |
| Masonry: Brick | 50% | | | LIFE | ** | 5 | \$55,200 | A |
| Masonry: Limestone | 15% | | | LIFE | ** | 5 | \$12,400 | A |
| Stucco Cement | 25% | Now | \$43,900 | 2026 | ** | 5 | \$34,500 | A |
| <i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : South And East Facades</i> | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 10% | | | 2037 | ** | 5 | \$2,300 | A |
| Metal Louvers | 3% | | | 2024 | \$23,000 | 10 | \$4,300 | A |
| Wood | 87% | Now | \$632,500 | 2046 | ** | 5 | \$99,900 | A |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Parapets | | | | | | | | |
| Cast Stone/Terra Cotta | 30% | | | LIFE | ** | 5 | \$7,800 | A |
| <i>Other Observation, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : South Facade</i> | | | | | | | | |
| <i>Explanation : Cornice Removed</i> | | | | | | | | |
| Masonry: Limestone | 5% | Now | \$4,000 | LIFE | ** | 5 | \$200 | A |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Coping</i> | | | | | | | | |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Coping</i> | | | | | | | | |
| Metal Rail | 25% | Now | \$900 | 2026 | ** | 5 | \$5,900 | A |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Part Of Railing</i> | | | | | | | | |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Stucco Cement | 40% | Now | \$4,400 | 2026 | ** | 5 | \$1,700 | A |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Roof | | | | | | | | |
| Not Accessible | 100% | | | | | | | D |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i> | | | | | | | | |
| <i>Location :</i> | | | | | | | | |
| <i>Explanation : Snow Cover</i> | | | | | | | | |
| Interior | | | | | | | | |

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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|---|-------------------|--------------------------|--------------------------|---------------------------|-----------------------|-----------------------|-----------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | | |
| Interior | | | | | | | | | |
| Floors | | | | | | | | | |
| Carpet | 70% | 0-2 | \$26,600 | 2017 | \$532,100 | 3 | \$133,700 | C | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | | |
| Cast in Place Concrete | 10% | | | LIFE | ** | 5 | \$27,900 | C | |
| Ceramic Tile | 5% | | | 2030 | ** | 5 | \$6,400 | C | |
| Vinyl Tile | 15% | | | 2021 | \$183,900 | 3 | \$9,600 | 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 | \$23,400 | LIFE | ** | | | C | |
| <i>Diagonal Cracks, Extent : Severe, Area Affected : 2%</i> | | | | | | | | | |
| <i>Location : Storage Room</i> | | | | | | | | | |
| <i>Spalling, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | | |
| <i>Location : Steam Room And Storage</i> | | | | | | | | | |
| Plaster | 7% | | | LIFE | ** | 5 | \$1,400 | C | |
| Ceilings | | | | | | | | | |
| AcousTileConcealSpLn | 5% | | | 2026 | ** | 5 | \$8,000 | B | |
| AcousTileSusp.Lay-In | 15% | | | 2034 | ** | 5 | \$19,100 | B | |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i> | | | | | | | | | |
| <i>Location : Various Locations</i> | | | | | | | | | |
| Exposed Concrete | 40% | Now | \$39,700 | LIFE | ** | 5 | \$8,000 | B | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | | |
| <i>Location : Various Locations</i> | | | | | | | | | |
| Gypsum Board | 35% | Now | \$56,900 | LIFE | ** | 5 | \$55,700 | B | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | | |
| <i>Location : Second And Sixth Floor Offices</i> | | | | | | | | | |
| Plaster | 5% | | | LIFE | ** | 5 | \$4,000 | B | |
| Electrical | | | | | | | | | |
| System Component Type | | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts | | | | | | | | | |
| Service Equipment | | | | | | | | | |
| Fused Disc Sw | 100% | | | 2031 | ** | 5 | \$300 | B | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | | |
| <i>Explanation : Two 2000 Amps Main Disconnect Switch</i> | | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | | |
| Fused Disc Sw | 100% | | | 2031 | ** | 5 | \$300 | B | |
| Raceway | | | | | | | | | |
| Conduit | 60% | | | 2021 | \$47,800 | 1 | | B | |
| Conduit | 30% | | | 2031 | ** | 1 | | B | |
| Conduit | 10% | | | 2041 | ** | 1 | | B | |

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 10% | | | 2029 | ** | 5 | \$100 | B |
| Molded Case Bkrs | 60% | | | 2037 | ** | 5 | \$1,000 | B |
| Molded Case Bkrs | 30% | | | 2029 | ** | 5 | \$500 | B |
| Wiring | | | | | | | | |
| Thermoplastic | 60% | | | 2041 | ** | 1 | | B |
| Thermoplastic | 20% | | | 2021 | \$16,100 | 1 | | B |
| Thermoplastic | 20% | | | 2031 | ** | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 50% | | | 2019 | \$45,700 | 5 | \$200 | B |
| Locally Mounted | 50% | | | 2026 | ** | 5 | \$200 | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$900 | B |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2019 | \$10,600 | 1 | \$19,500 | B |
| Generators | | | | | | | | |
| Diesel | 100% | | | 2017 | \$68,300 | 1 | \$24,400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Roof Generator Room</i> | | | | | | | | |
| <i>Explanation : One 62 Kva</i> | | | | | | | | |
| Batteries | | | | | | | | |
| Lead/Acid | 100% | | | 2015 | \$600 | 5 | \$2,300 | B |
| Fuel Storage | | | | | | | | |
| Day Tank | 100% | | | 2020 | \$5,300 | 5 | \$11,700 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Roof - Generator Room</i> | | | | | | | | |
| <i>Explanation : One 30 Gals</i> | | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 88% | | | 2021 | \$282,500 | 10 | \$50,900 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : Using T8 Lamps</i> | | | | | | | | |
| Fluorescent | 10% | | | 2016 | \$32,100 | 10 | \$5,800 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : Using T12 Lamps</i> | | | | | | | | |
| Incandescent | 2% | | | 2016 | \$6,400 | 2 | | B |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 35% | | | 2021 | \$3,700 | 1 | | B |
| Emergency, Battery | 15% | | | 2021 | \$4,000 | 10 | \$2,300 | B |
| Exit, Service | 50% | | | 2021 | \$5,300 | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 70% | | | 2021 | \$18,600 | 10 | \$100 | B |
| Incandescent | 30% | | | 2016 | \$9,600 | 2 | | B |

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| Generic | 100% | | | 2026 | ** | 1 | \$23,600 | B |
| Fire/Smoke Detection | | | | | | | | |
| Generic | 100% | | | 2026 | ** | 1-3 | \$38,900 | B |
| Mechanical | | | | | | | | |
| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Utility Steam | 100% | | | 2041 | ** | 1 | | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Steam From Con Edison</i> | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Pres. Reducing Valve/LP Steam | 100% | | | 2030 | ** | 5 | \$3,700 | B |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 70% | | | 2029 | ** | 4 | \$2,200 | B |
| Steam Piping/Pump | 30% | | | 2031 | ** | 4 | \$1,400 | B |
| Terminal Devices | | | | | | | | |
| Air Handler | 75% | Now | \$88,000 | 2021 | \$293,300 | 1 | \$26,300 | B |
| <i>Broken, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Bottom Of Units - Extensive Corrosion</i> | | | | | | | | |
| Convactor/Radiator | 25% | | | 2026 | ** | 1 | \$5,100 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2037 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Centrifugal, Elec Chiller | 100% | | | 2030 | ** | 1 | \$68,200 | B |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 100% | | | 2041 | ** | 4 | \$3,100 | B |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 100% | Now | \$6,200 | 2021 | \$308,000 | 1 | \$35,100 | B |
| <i>Malfunctioning, Extent : Severe, Area Affected : 70%</i> | | | | | | | | |
| <i>Location : Auto Control System, Throughout</i> | | | | | | | | |
| Heat Rejection | | | | | | | | |
| Water Cool Tower | 100% | | | 2025 | ** | 2 | \$63,400 | B |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$35,100 | B |
| Exhaust Fans | | | | | | | | |
| Roof | 100% | | | 2021 | \$57,700 | 2 | \$1,900 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2031 | ** | 1 | | B |

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

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

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

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

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|---------------------------------|----------------|-------------------|--|---------|----------------|-------------|---------------|----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Plumbing | | | | | | | | |
| HW Heat Exchanger HTHW/HW | 100% | | | 2041 | * * | | | B |
| Sanitary Piping Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Storm Drain Piping Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Sewage Ejector(s) Electric | 100% | | | 2026 | * * | 4 | \$1,300 | B |
| Fixtures Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators Geared Traction | 100% | | | LIFE | * * | | | C |
| | | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : (1) Sub Bsmt To 6th Floor (1) Bsmt - 6th Floor</i> | | | | | |
| | | | <i>Explanation : 2 Units</i> | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe Generic | 100% | | | 2031 | * * | 1-5 | \$31,800 | B |
| Sprinkler Generic | 100% | | | 2031 | * * | 1-2 | \$17,700 | B |
| Fire Pump Generic | 100% | | | 2030 | * * | 1 | \$11,800 | B |

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

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

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,444,700 | \$802,200 |
| Interior Architecture | \$4,437,100 | \$497,900 |
| Electrical | \$1,521,200 | \$2,028,100 |
| Mechanical | \$1,629,600 | \$329,400 |
| Total | \$10,032,500 | \$3,657,700 |
| Priority A | \$2,444,700 | \$802,200 |
| Priority B | \$4,558,300 | \$2,562,800 |
| Priority C | \$3,029,600 | \$292,700 |
| Total | \$10,032,500 | \$3,657,700 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$29,000 | | | |
| Interior Architecture | | \$32,800 | | \$24,600 |
| Electrical | \$52,300 | | \$500 | \$16,100 |
| Mechanical | \$20,400 | \$19,800 | \$15,200 | \$27,100 |
| Elevators/Escalators | \$128,300 | \$128,300 | \$128,300 | \$128,300 |
| Total | \$229,900 | \$180,900 | \$143,900 | \$196,100 |
| Priority A | \$29,000 | | | |
| Priority B | \$201,000 | \$148,100 | \$143,900 | \$171,500 |
| Priority C | | \$32,800 | | \$24,600 |
| Total | \$229,900 | \$180,900 | \$143,900 | \$196,100 |



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

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

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

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

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Cast Stone/Terra Cotta | 15% | Now | \$1,882,800 | LIFE | ** | 5 | \$362,100 | A |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Cornices On South Facade</i> | | | | | | | | |
| Masonry: Brick | 30% | | | LIFE | ** | 5 | \$92,700 | A |
| Masonry: Marble | 5% | Now | \$116,100 | LIFE | ** | 5 | \$11,600 | A |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : At Spandrel Above 13th Floor Windows</i> | | | | | | | | |
| 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 | \$248,800 | LIFE | ** | 5 | \$40,400 | A |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Missing Cornices At South Facade</i> | | | | | | | | |
| Masonry: Brick | 20% | | | LIFE | ** | 5 | \$7,000 | A |
| Masonry: Marble | 45% | | | LIFE | ** | 5 | \$19,700 | A |
| Metal Rail | 20% | | | 2025 | ** | 5-10 | \$125,700 | A |
| Roof | | | | | | | | |
| Modified Bitumen | 95% | | | 2025 | ** | 10 | \$56,100 | A |
| Skylight, Metal/Glass | 5% | | | 2030 | ** | 10 | \$9,900 | A |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 15% | | | 2019 | | 3 | \$98,500 | C |
| Cast in Place Concrete | 10% | Now | \$145,500 | LIFE | ** | 5 | \$95,800 | C |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Parking Area In Sub Basement</i> | | | | | | | | |
| Ceramic Tile | 5% | | | 2029 | ** | 5 | \$21,900 | C |
| Marble Panels | 10% | Now | \$717,300 | LIFE | ** | 5 | \$32,800 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Typical At All Floors In Elevator Lobby</i> | | | | | | | | |
| Terrazzo | 10% | | | LIFE | ** | 5 | \$34,200 | C |
| Vinyl Tile | 45% | Now | \$204,800 | 2025 | ** | 3 | \$73,900 | C |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Custodians Office And Various Rooms In Basement</i> | | | | | | | | |
| Wood | 5% | Now | \$101,200 | 2035 | ** | 5 | \$20,500 | C |
| <i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : 13th Floor Art Galleries</i> | | | | | | | | |

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

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

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

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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Concrete Masonry Unit | 5% | Now | \$150,500 | LIFE | ** | 5 | \$14,600 | C |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : In Parking Garage Area</i> | | | | | | | | |
| Gypsum Board | 15% | | | LIFE | ** | 5 | \$65,600 | C |
| Masonry: Brick | 10% | | | LIFE | ** | | | C |
| Marble Panels | 10% | Now | \$834,700 | LIFE | ** | | | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : 7th Floor Corridor</i> | | | | | | | | |
| Plaster | 60% | Now | \$875,600 | LIFE | ** | 5 | \$131,300 | C |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : At East Tower And Garage Area And Stair To 14th Floor</i> | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 25% | | | 2033 | ** | 5 | \$109,400 | B |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Director Administration Office</i> | | | | | | | | |
| Embossed Metal | 10% | | | LIFE | ** | 5 | \$19,700 | B |
| Masonry: Vault Struct | 10% | Now | \$942,600 | LIFE | ** | | | B |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Parking Garage Area</i> | | | | | | | | |
| <i>Other Observation, Extent : Severe, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Parking Garage Area In Sub Basement</i> | | | | | | | | |
| <i>Explanation : Corroded Structural Steel Members</i> | | | | | | | | |
| Plaster | 5% | | | LIFE | ** | 5 | \$13,700 | B |
| Plaster | 50% | Now | \$410,200 | LIFE | ** | 5 | \$136,800 | B |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : At East Tower</i> | | | | | | | | |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : At East Tower</i> | | | | | | | | |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2020 | \$177,600 | 5 | \$1,300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : One 3000 & One 2000 Amps Main Disconnect Switch</i> | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2018 | \$15,200 | 5 | \$1,100 | B |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 100% | | | 2020 | \$357,500 | 5 | \$1,300 | B |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2020 | \$473,300 | 1 | | B |

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

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

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

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

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts | | | | | | | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 10% | | | 2019 | \$39,400 | 5 | \$700 | B |
| Fused Toggle Switch | 20% | 2-4 | \$78,800 | 2045 | ** | 5 | \$700 | B |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement, 1 To 11 Floors</i> | | | | | | | | |
| Molded Case Bkrs | 50% | | | 2019 | \$197,000 | 5 | \$3,900 | B |
| Molded Case Bkrs | 10% | | | 2042 | ** | 5 | \$800 | B |
| Molded Case Bkrs | 10% | | | 2028 | ** | 5 | \$800 | B |
| Wiring | | | | | | | | |
| Braided Cloth | 55% | 2-4 | \$303,300 | 2045 | ** | 1 | | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement, 1 To 11 Floors</i> | | | | | | | | |
| Thermoplastic | 35% | | | 2020 | \$193,000 | 1 | | B |
| Thermoplastic | 10% | | | 2046 | ** | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2025 | ** | 5 | \$2,000 | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$4,300 | B |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 30% | | | 2020 | \$483,000 | 10 | \$80,500 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Using T12 Lamps</i> | | | | | | | | |
| Fluorescent | 50% | | | 2015 | \$805,000 | 10 | \$134,100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Using T12 Lamps</i> | | | | | | | | |
| Fluorescent | 10% | | | 2030 | ** | 10 | \$26,800 | B |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 12 And 13 Floors</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 12 And 13 Floors</i> | | | | | | | | |
| <i>Explanation : Using T8 Lamps</i> | | | | | | | | |
| HID | 5% | | | 2015 | \$66,600 | 10 | \$500 | B |
| Incandescent | 5% | | | 2015 | \$80,500 | 2 | \$300 | B |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 10% | | | 2028 | ** | 1 | | B |
| Emergency, Battery | 40% | | | 2015 | \$52,900 | 10 | \$28,300 | B |
| Exit, LED | 10% | | | 2055 | ** | 1 | | B |
| Exit, Service | 40% | | | 2015 | \$21,200 | 1 | | B |

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

Note : 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
CLOCK TOWER OFFICE BUILDING
Asset # : 154

| Mechanical System Component Type | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|---|----------------|----------------------|--------------------|------------|----------------|----------------|------------------|----------------|
| | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Heating | | | | | | | | |
| Energy Source HTHW/HW | 100% | | | 2040 | * * | 1 | | B |
| Conversion Equipment Pres. Reducing Valve/LP Steam | 100% | | | 2029 | * * | 5 | \$17,400 | B |
| Distribution Steam Piping/Pump | 100% | | | 2040 | * * | 4 | \$21,700 | B |
| Terminal Devices Air Handler | 15% | | | 2020 | \$294,200 | 1 | \$27,200 | B |
| Convector/Radiator | 85% | | | 2025 | * * | 1 | \$80,500 | B |
| Air Conditioning | | | | | | | | |
| Energy Source Electricity | 100% | | | 2036 | * * | 1 | | B |
| Conversion Equipment Int Pkg Unit - Cooling | 10% | | | 2015 | \$468,400 | 2 | \$1,800 | B |
| Window/Wall Unit | 10% | | | 2015 | \$74,800 | 1 | | B |
| No Component | 80% | | | | | | | D |
| Ventilation | | | | | | | | |
| Distribution Ductwork/Diffusers | 10% | | | LIFE | * * | 2-5 | \$16,300 | B |
| No Component | 90% | | | | | | | D |
| Plumbing | | | | | | | | |
| H/C Water Piping Galv Iron/Steel | 100% | | | 2018 | \$1,086,400 | 1 | | B |
| HW Heat Exchanger Low Temp | 100% | | | 2030 | * * | 4 | \$29,000 | B |
| Sanitary Piping Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Storm Drain Piping Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Sump Pump(s) Submersible | 100% | | | 2015 | \$6,800 | 4 | \$2,000 | B |
| Backflow Preventer Generic | 100% | | | 2020 | \$35,300 | 1 | \$18,100 | B |
| Fixtures Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators Geared Traction | 100% | | | LIFE | * * | | | C |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 1 Thru 13 Floor</i> | | | | | | | | |
| <i>Explanation : 10 Elevators</i> | | | | | | | | |

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

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

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

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | | \$202,700 |
| Interior Architecture | \$221,100 | \$385,300 |
| Electrical | \$187,600 | |
| Mechanical | | \$5,887,000 |
| Total | \$408,700 | \$6,475,000 |
| Priority A | | \$202,700 |
| Priority B | \$305,700 | \$6,049,100 |
| Priority C | \$103,000 | \$223,200 |
| Total | \$408,700 | \$6,475,000 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$8,800 | | | \$19,200 |
| Interior Architecture | \$36,000 | \$25,000 | | \$525,300 |
| Electrical | \$24,400 | \$22,200 | \$19,200 | \$31,000 |
| Mechanical | \$78,400 | \$35,200 | \$176,900 | \$42,300 |
| Elevators/Escalators | \$49,300 | \$49,300 | \$49,300 | \$49,300 |
| Total | \$197,000 | \$131,800 | \$245,500 | \$667,200 |
| Priority A | \$8,800 | | | \$19,200 |
| Priority B | \$152,200 | \$106,700 | \$245,500 | \$122,700 |
| Priority C | \$36,000 | \$25,000 | | \$525,300 |
| Total | \$197,000 | \$131,800 | \$245,500 | \$667,200 |



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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
CONCOURSE PLAZA
Asset # : 13871

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Concrete Masonry Unit | 50% | | | LIFE | ** | 5 | \$50,700 | A |
| Metal/Glass Curt Wall | 50% | | | LIFE | ** | 5 | \$152,000 | A |
| Parapets | | | | | | | | |
| Metal Panel | 100% | | | 2048 | ** | 5 | \$38,400 | A |
| Roof | | | | | | | | |
| Built-Up (BUR) | 100% | Now | \$8,800 | 2027 | ** | | | A |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 20% | | | 2018 | \$464,500 | 3 | \$144,100 | C |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Cast in Place Concrete | 10% | | | LIFE | ** | 5 | \$78,800 | C |
| Ceramic Tile | 5% | | | 2031 | ** | 5 | \$18,000 | C |
| Terrazzo | 10% | | | LIFE | ** | 5 | \$28,100 | C |
| Vinyl Tile | 55% | 0-2 | \$103,000 | 2027 | ** | 3 | \$74,300 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 5% | | | LIFE | ** | | | C |
| Ceramic Tile | 10% | | | 2031 | ** | 5 | \$32,100 | C |
| Concrete Masonry Unit | 10% | | | LIFE | ** | 5 | \$12,800 | C |
| Gypsum Board | 75% | | | LIFE | ** | 5 | \$144,400 | C |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 90% | 0-2 | \$118,100 | 2035 | ** | 5 | \$162,100 | B |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Exposed Struc: Steel | 10% | | | LIFE | ** | | | B |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2042 | ** | 5 | \$900 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : One Electrical Service Rated At 1600 Amps</i> | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2035 | ** | 5 | \$800 | B |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 100% | | | 2042 | ** | 5 | \$900 | B |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2042 | ** | 1 | | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
CONCOURSE PLAZA
Asset # : 13871

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Panelboards | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2038 | ** | 5 | \$5,400 | B |
| Wiring | | | | | | | | |
| Thermoplastic | 100% | | | 2042 | ** | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2035 | ** | 5 | \$1,400 | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$3,000 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : Main Water Pipe</i> | | | | | | | | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2035 | ** | 1 | \$63,100 | B |
| Generators | | | | | | | | |
| Diesel | 100% | | | 2031 | ** | 1 | \$79,200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : No Rating Available</i> | | | | | | | | |
| Batteries | | | | | | | | |
| Lead/Acid | 100% | | | 2016 | \$700 | 5 | \$7,600 | B |
| Fuel Storage | | | | | | | | |
| Day Tank | 50% | | | 2038 | ** | 5 | \$19,000 | B |
| Main Tank | 50% | | | 2050 | ** | 5 | \$3,000 | B |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 100% | | | 2027 | ** | 10 | \$187,600 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : T-8 And T-12 Lamps</i> | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 90% | | | 2027 | ** | 1 | | B |
| Exit, Service | 10% | | | 2027 | ** | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2027 | ** | 10 | \$700 | B |
| Lightning Protection | | | | | | | | |
| Arresters/Cabling | | | | | | | | |
| Generic | 100% | | | 2050 | ** | 5 | \$6,000 | B |
| Alarm | | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 70% | | | | | | | D |
| Generic | 30% | | | 2027 | ** | 1-3 | \$39,000 | B |

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |

Note : 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
CONCOURSE PLAZA
Asset # : 13871

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|--------------------------------|----------------|--|--------------------|---------|----------------|-------------|---------------|----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Natural Gas | 100% | | | 2048 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Hot Water Boiler | 100% | | | 2035 | ** | 1 | \$101,400 | B |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Penthouse Mechanical Equipment Room</i> | | | | | | |
| | | <i>Explanation : (2) Gas Fired Hot Water Boilers</i> | | | | | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 100% | | | 2038 | ** | 4 | \$10,100 | B |
| Terminal Devices | | | | | | | | |
| Air Handler | 40% | | | 2027 | ** | 1 | \$50,700 | B |
| Convactor/Radiator | 60% | | | 2035 | ** | 1 | \$39,700 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2038 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Int Pkg Unit - Heating/Cooling | 100% | | | 2023 | \$5,066,700 | 2 | \$12,600 | B |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Throughout</i> | | | | | | |
| | | <i>Explanation : Water Sourced Heat Pumps, Refrigerant R-22</i> | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2 | \$266,200 | B |
| Heat Rejection | | | | | | | | |
| Water Cool Tower | 100% | | | 2023 | \$730,200 | 2 | \$205,900 | B |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Roof</i> | | | | | | |
| | | <i>Explanation : Cooling Tower Serves The Water Sourced Heat Pumps</i> | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$114,100 | B |
| Exhaust Fans | | | | | | | | |
| Interior | 80% | | | 2027 | ** | 2 | \$5,100 | B |
| Roof | 20% | | | 2027 | ** | 2 | \$1,300 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2042 | ** | 1 | | B |
| | | <i>Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 67%</i> | | | | | | |
| | | <i>Location : Basement, Defective Pump Seals And Bearing</i> | | | | | | |
| Water Heater | | | | | | | | |
| Electric | 100% | | | 2020 | \$39,500 | 4 | \$1,800 | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Backflow Preventer | | | | | | | | |
| Generic | 100% | | | 2030 | ** | 1 | \$12,600 | B |

Note : 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
CONCOURSE PLAZA
Asset # : 13871

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Plumbing | | | | | | | | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Gearless Traction | 100% | | | LIFE | ** | | | C |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : One Unit Serves Sub Basement Thru Tenth Floor, Four Units Serve Lobby Thru Tenth Floor</i> | | | | | | |
| | | <i>Explanation : 5 Units</i> | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| No Component | 30% | | | | | | | D |
| Generic | 70% | | | 2042 | ** | 1-5 | \$75,000 | B |
| Sprinkler | | | | | | | | |
| Generic | 100% | | | 2042 | ** | 1-2 | \$57,400 | B |
| Fire Pump | | | | | | | | |
| Generic | 100% | | | 2031 | ** | 1 | \$38,300 | B |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Fire Pump Located In The Mall</i> | | | | | | |
| | | <i>Explanation : Unit Is Maintained And Operated From The Mall</i> | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,860,900 | \$586,600 |
| Interior Architecture | \$513,700 | \$2,220,000 |
| Electrical | \$1,224,500 | \$795,200 |
| Mechanical | \$331,800 | \$4,658,700 |
| Total | \$3,930,900 | \$8,260,600 |
| Priority A | \$1,860,900 | \$586,600 |
| Priority B | \$1,879,400 | \$5,668,200 |
| Priority C | \$190,700 | \$2,005,700 |
| Total | \$3,930,900 | \$8,260,600 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$5,200 | | | |
| Interior Architecture | \$31,600 | | \$84,700 | \$24,800 |
| Electrical | \$27,400 | \$65,500 | \$35,700 | \$27,500 |
| Mechanical | \$87,400 | \$64,000 | \$141,200 | \$58,600 |
| Elevators/Escalators | \$189,500 | \$189,500 | \$189,500 | \$189,500 |
| Total | \$341,100 | \$319,000 | \$451,100 | \$300,400 |
| Priority A | \$5,200 | | | |
| Priority B | \$304,300 | \$319,000 | \$366,400 | \$275,600 |
| Priority C | \$31,600 | | \$84,700 | \$24,800 |
| Total | \$341,100 | \$319,000 | \$451,100 | \$300,400 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
COURT SQUARE BUILDING 2 LAFAYETTE
Asset # : 2056

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Cast Iron | 2% | | | LIFE | ** | | | A |
| Cast Stone/Terra Cotta | 2% | | | LIFE | ** | 5 | \$77,200 | A |
| Masonry: Brick | 93% | 0-2 | \$779,200 | LIFE | ** | 5 | \$459,400 | A |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Granite | 1% | | | LIFE | ** | 5 | \$3,700 | A |
| Masonry: Limestone | 2% | 0-2 | \$375,800 | LIFE | ** | 5 | \$7,400 | A |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Lintels And Sills</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Window Sills And Lintels</i> | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 95% | 4+ | \$462,500 | 2037 | ** | 5 | \$47,600 | A |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 60%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Aluminum | 5% | Now | \$243,400 | 2046 | ** | 5 | \$2,500 | A |
| <i>Air Infiltration, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 11th Floor</i> | | | | | | | | |
| <i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 11th Floor</i> | | | | | | | | |
| Parapets | | | | | | | | |
| Cast Stone/Terra Cotta | 10% | | | LIFE | ** | 5 | \$6,800 | A |
| Masonry: Brick | 90% | | | LIFE | ** | 5 | \$7,900 | A |
| <i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Roof | | | | | | | | |
| Modified Bitumen | 92% | Now | \$5,200 | 2026 | ** | | | A |
| <i>Ponding, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Near Roof Door</i> | | | | | | | | |
| Modified Bitumen | 5% | | | 2031 | ** | 10 | \$1,900 | A |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : West Bulkhead Roof</i> | | | | | | | | |
| Skylight, Metal/Glass | 3% | | | 2031 | ** | 10 | \$3,900 | A |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** 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

| 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 | \$962,600 | 3 | \$242,000 | 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 |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 17th Floor</i> | | | | | | | | |
| Terrazzo | 3% | | | LIFE | ** | 5 | \$10,800 | C |
| Vinyl Tile | 7% | | | 2029 | ** | 3 | \$12,100 | C |
| Vinyl Tile | 43% | Now | \$190,700 | 2021 | \$1,907,000 | 3 | \$74,300 | C |
| <i>Adhesion Failure, Extent : Moderate, Area Affected : 35%</i> | | | | | | | | |
| <i>Location : 24th Floor</i> | | | | | | | | |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i> | | | | | | | | |
| <i>Location : 24th Floor</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : 9x9 Tile In 12th Floor Elevator Lobby</i> | | | | | | | | |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 1% | | | LIFE | ** | | | C |
| <i>Diagonal Cracks, Extent : Light, Area Affected : 2%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Ceramic Tile | 5% | | | 2030 | ** | 5 | \$10,700 | C |
| Concrete Masonry Unit | 2% | | | LIFE | ** | 5 | \$1,700 | C |
| Gypsum Board | 13% | | | LIFE | ** | 5 | \$16,700 | C |
| Masonry: Brick | 2% | Now | \$14,700 | LIFE | ** | | | C |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Marble Panels | 1% | | | LIFE | ** | | | C |
| Plaster | 75% | | | LIFE | ** | 5 | \$48,300 | C |
| Wood | 1% | | | LIFE | ** | 5 | \$8,600 | C |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 17th Floor</i> | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** 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

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 40% | | | 2026 | ** | 5 | \$230,500 | B |
| AcousTileSusp.Lay-In | 43% | | | 2026 | ** | 5 | \$198,200 | B |
| Exposed Concrete | 4% | Now | \$71,800 | LIFE | ** | 5 | \$2,900 | B |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Steam Room</i> | | | | | | | | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Spalling, Extent : Severe, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Steam Room</i> | | | | | | | | |
| Gypsum Board | 5% | | | LIFE | ** | 5 | \$28,800 | B |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 17th Floor</i> | | | | | | | | |
| Plaster | 1% | Now | \$9,000 | LIFE | ** | 5 | \$2,900 | B |
| <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 80%</i> | | | | | | | | |
| <i>Location : Lobby</i> | | | | | | | | |
| <i>Paint Peeling, Extent : Severe, Area Affected : 80%</i> | | | | | | | | |
| <i>Location : Lobby</i> | | | | | | | | |
| Plaster | 7% | Now | \$28,000 | LIFE | ** | 5 | \$20,200 | B |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : 24th Floor</i> | | | | | | | | |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 20% | | | 2031 | ** | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : One 4000 Amps Main Disconnect Switch</i> | | | | | | | | |
| Fused Disc Sw | 40% | | | 2021 | \$65,800 | 5 | \$500 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Two 4000 Amps Main Disconnect Switch</i> | | | | | | | | |
| Fused Disc Sw | 20% | | | 2021 | \$32,900 | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : One 2000 Amps Main Disconnect Switch</i> | | | | | | | | |
| Fused Disc Sw | 20% | | | 2021 | \$32,900 | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : One 1200 Amps Main Disconnect Switch</i> | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
COURT SQUARE BUILDING 2 LAFAYETTE
Asset # : 2056

| Electrical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 50% | | | 2031 | ** | 5 | \$700 | B |
| Fused Disc Sw | 30% | | | 2021 | \$99,300 | 5 | \$400 | B |
| Molded Case Bkrs | 20% | | | 2041 | ** | 5 | \$1,600 | B |
| Raceway | | | | | | | | |
| Conduit | 30% | | | 2041 | ** | 1 | | B |
| Conduit | 50% | | | 2031 | ** | 1 | | B |
| Conduit | 20% | | | 2021 | \$87,600 | 1 | | B |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 10% | | | 2029 | ** | 5 | \$700 | B |
| Molded Case Bkrs | 70% | | | 2037 | ** | 5 | \$5,500 | B |
| Molded Case Bkrs | 20% | | | 2029 | ** | 5 | \$1,600 | B |
| Wiring | | | | | | | | |
| Braided Cloth | 20% | 2-4 | \$102,100 | 2046 | ** | 1 | | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Thermoplastic | 50% | | | 2041 | ** | 1 | | B |
| Thermoplastic | 30% | | | 2021 | \$153,100 | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 50% | | | 2026 | ** | 5 | \$1,000 | B |
| Locally Mounted | 50% | | | 2019 | \$237,200 | 5 | \$1,000 | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 50% | | | LIFE | ** | 5 | \$2,200 | B |
| Generic | 50% | | | LIFE | ** | 5 | \$2,200 | B |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 40% | | | 2026 | ** | 10 | \$107,600 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : T8 Lamps</i> | | | | | | | | |
| Fluorescent | 50% | | | 2016 | \$747,300 | 10 | \$134,500 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Using T12 Lamps</i> | | | | | | | | |
| Fluorescent | 5% | | | 2026 | ** | 10 | \$13,500 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Using Compact Lamps</i> | | | | | | | | |
| Incandescent | 5% | | | 2016 | \$74,700 | 2 | \$300 | B |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 10% | | | 2026 | ** | 1 | | B |
| Emergency, Service | 35% | | | 2016 | \$17,200 | 1 | | B |
| Emergency, Battery | 5% | | | 2026 | ** | 10 | \$3,500 | B |
| Exit, LED | 10% | | | 2049 | ** | 1 | | B |
| Exit, Service | 10% | | | 2026 | ** | 1 | | B |
| Exit, Service | 30% | | | 2016 | \$14,700 | 1 | | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
COURT SQUARE BUILDING 2 LAFAYETTE
Asset # : 2056

| Electrical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |

Lighting

Exterior Lighting

| | | | | | | | | |
|--------------|-----|--|--|------|----------|----|-------|---|
| HID | 70% | | | 2021 | \$86,500 | 10 | \$700 | B |
| Incandescent | 30% | | | 2016 | \$44,800 | 2 | \$200 | B |

Alarm

Security System

| | | | | | | | | |
|---------|------|--|--|------|----|---|-----------|---|
| Generic | 100% | | | 2026 | ** | 1 | \$109,800 | B |
|---------|------|--|--|------|----|---|-----------|---|

Fire/Smoke Detection

| | | | | | | | | |
|---------|------|--|--|------|----|-----|-----------|---|
| Generic | 100% | | | 2026 | ** | 1-3 | \$181,100 | B |
|---------|------|--|--|------|----|-----|-----------|---|

| Mechanical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |

Heating

Energy Source

| | | | | | | | | |
|-----------------------------|------|--|--|------|----|---|--|---|
| Interruptible Gas/Dual Fuel | 100% | | | 2041 | ** | 1 | | B |
|-----------------------------|------|--|--|------|----|---|--|---|

Conversion Equipment

| | | | | | | | | |
|--------------|------|-----|----------|------|----|---|-----------|---|
| Steam Boiler | 100% | Now | \$32,900 | 2026 | ** | 1 | \$261,700 | B |
|--------------|------|-----|----------|------|----|---|-----------|---|

Leak Evident, Extent : Moderate, Area Affected : 5%

Location : #4 Boiler Tubes Leak

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Rm

Explanation : 4 Units

Distribution

| | | | | | | | | |
|-------------------|------|-----|-----------|------|----|---|----------|---|
| Steam Piping/Pump | 100% | Now | \$117,900 | 2031 | ** | 4 | \$14,500 | B |
|-------------------|------|-----|-----------|------|----|---|----------|---|

Steam Traps Faulty, Extent : Moderate, Area Affected : 30%

Location : Throughout

Terminal Devices

| | | | | | | | | |
|--------------------|-----|--|--|------|----|---|----------|---|
| Convactor/Radiator | 80% | | | 2026 | ** | 1 | \$76,000 | B |
|--------------------|-----|--|--|------|----|---|----------|---|

| | | | | | | | | |
|--------------------|-----|--|--|------|-------------|---|----------|---|
| Fan Coil Unit/Heat | 20% | | | 2021 | \$1,011,200 | 1 | \$19,000 | B |
|--------------------|-----|--|--|------|-------------|---|----------|---|

Air Conditioning

Energy Source

| | | | | | | | | |
|-------------|------|--|--|------|----|---|--|---|
| Electricity | 100% | | | 2029 | ** | 1 | | B |
|-------------|------|--|--|------|----|---|--|---|

Conversion Equipment

| | | | | | | | | |
|-----------------------------|------|--|--|------|-------------|---|-----------|---|
| Reciprocating Compr/Chiller | 100% | | | 2021 | \$1,146,100 | 1 | \$136,100 | B |
|-----------------------------|------|--|--|------|-------------|---|-----------|---|

Terminal Devices

| | | | | | | | | |
|------------------|------|--|--|------|-------------|---|--|---|
| Direct Expansion | 100% | | | 2021 | \$1,047,800 | 1 | | B |
|------------------|------|--|--|------|-------------|---|--|---|

Heat Rejection

| | | | | | | | | |
|------------------|------|-----|----------|------|-----------|---|-----------|---|
| Water Cool Tower | 100% | 0-2 | \$96,900 | 2019 | \$969,200 | 2 | \$236,200 | B |
|------------------|------|-----|----------|------|-----------|---|-----------|---|

Broken, Extent : Moderate, Area Affected : 10%

Location : Insulation, Roof

Corroded, Extent : Moderate, Area Affected : 20%

Location : Roof

Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF CITYWIDE ADMIN. SERV. - 856
COURT SQUARE BUILDING 2 LAFAYETTE
Asset # : 2056

| Mechanical System Component Type | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|---|---|----------------------|--------------------|------------|----------------|----------------|------------------|----------------|
| | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$163,600 | B |
| Exhaust Fans | | | | | | | | |
| Interior | 100% | | | 2021 | \$373,300 | 2 | \$9,100 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 50% | | | 2031 | ** | 1 | | B |
| | <i>Corroded, Extent : Severe, Area Affected : 20%</i> | | | | | | | |
| | <i>Location : Basement</i> | | | | | | | |
| Galv Iron/Steel | 50% | | | 2026 | ** | 1 | | B |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2016 | \$78,600 | 2 | \$4,400 | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | Now | \$23,600 | LIFE | ** | 1 | | B |
| | <i>Corroded, Extent : Severe, Area Affected : 20%</i> | | | | | | | |
| | <i>Location : Basement</i> | | | | | | | |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | Now | \$500 | 2021 | \$10,400 | 4 | \$1,300 | B |
| | <i>Not in Service, Extent : Severe, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : 1 Out Of 2 Motors, Basement Fuel Storage Room</i> | | | | | | | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 100% | | | LIFE | ** | | | C |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : (1) B-23 (4) L-22 (4) L-12</i> | | | | | | | |
| | <i>Explanation : 8 Units</i> | | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2031 | ** | 1-5 | \$148,200 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

Asset Name : EDGEWATER VILLAGE HALL
Address : 111 CANAL STREET @TAPPEN PARK
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0050.000 / 13693 **Yr Built/Renovated** : 1889 / 1992
Area Sq Ft : 8,000 **Project Type** : PUBLIC BUILDINGS
Date of Survey : 24-May-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 523 **Lot** : 1 **BIN** : 5013729

| CAPITAL | FY 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,060,300 | \$79,000 |
| Interior Architecture | \$303,700 | \$718,900 |
| Electrical | | \$41,500 |
| Total | \$1,364,000 | \$839,400 |
| Priority A | \$1,060,300 | \$79,000 |
| Priority B | \$102,300 | \$99,900 |
| Priority C | \$201,400 | \$660,500 |
| Total | \$1,364,000 | \$839,400 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|-----------------|----------------|----------------|-----------------|
| Exterior Architecture | \$47,500 | | | |
| Interior Architecture | \$32,900 | | | \$7,500 |
| Electrical | \$100 | | \$100 | |
| Mechanical | \$600 | \$1,200 | \$600 | \$700 |
| Elevators/Escalators | \$3,900 | \$3,900 | \$3,900 | \$3,900 |
| Total | \$85,000 | \$5,100 | \$4,700 | \$12,100 |
| Priority A | \$47,500 | | | |
| Priority B | \$13,100 | \$5,100 | \$4,700 | \$4,600 |
| Priority C | \$24,400 | | | \$7,500 |
| Total | \$85,000 | \$5,100 | \$4,700 | \$12,100 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
EDGEWATER VILLAGE HALL
Asset # : 13693

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 92% | Now | \$868,400 | LIFE | ** | 5 | \$79,000 | A |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Loose Units, Extent : Severe, Area Affected : 3%</i> | | | | | | | | |
| <i>Location : Window Arch, Canal Street Side</i> | | | | | | | | |
| <i>Spalling, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Throughout, Especially At Ground Level</i> | | | | | | | | |
| Masonry: Brownstone | 2% | | | LIFE | ** | 5 | \$2,600 | A |
| Masonry: Fieldstone | 2% | | | LIFE | ** | 5 | \$2,600 | A |
| Masonry: Limestone | 4% | | | LIFE | ** | 5 | \$5,200 | A |
| Windows | | | | | | | | |
| Wood | 100% | 2-4 | \$155,600 | 2040 | ** | 5 | \$33,900 | A |
| <i>Air Infiltration, Extent : Severe, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Throughout, Especially At Window Mounted Air Conditioning Units</i> | | | | | | | | |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : At Window Arches</i> | | | | | | | | |
| <i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : At Window Arches</i> | | | | | | | | |
| Parapets | | | | | | | | |
| Metal Cornice | 100% | Now | \$36,400 | 2052 | ** | | | A |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Painted Surfaces Peeling Throughout</i> | | | | | | | | |
| <i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Canal Street Side</i> | | | | | | | | |
| <i>Explanation : Birds Nesting Inside Corroded Sections</i> | | | | | | | | |
| Roof | | | | | | | | |
| Copper/Terne | 10% | | | 2052 | ** | 10 | \$6,500 | A |
| Skylight, Metal/Glass | 5% | Now | \$19,100 | 2034 | ** | | | A |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Over Stair To Attic</i> | | | | | | | | |
| Slate | 85% | 2-4 | \$23,200 | LIFE | ** | | | A |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throufghout</i> | | | | | | | | |
| <i>Explanation : Gray Color Tiles With Red Banding</i> | | | | | | | | |
| Interior | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
EDGEWATER VILLAGE HALL
Asset # : 13693

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Ceramic Tile | 10% | Now | \$8,100 | 2027 | ** | 5 | \$3,300 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Vinyl Tile | 90% | Now | \$62,500 | 2024 | \$624,800 | 3 | \$22,500 | C |
| <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Interior Walls | | | | | | | | |
| Gypsum Board | 60% | | | LIFE | ** | 5-10 | \$101,100 | C |
| Masonry: Brick | 10% | Now | \$73,500 | LIFE | ** | | | C |
| <i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Throughout Basement</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Basement Throughout</i> | | | | | | | | |
| Plaster | 30% | | | LIFE | ** | 5-10 | \$25,300 | C |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : At Windows</i> | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 30% | Now | \$8,400 | 2037 | ** | 5 | \$12,500 | B |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Gypsum Board | 70% | | | LIFE | ** | 5-10 | \$160,700 | B |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Not Accessible | 100% | | | | | | | D |
| Switchgear / Switchboard | | | | | | | | |
| Not Accessible | 100% | | | | | | | D |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2034 | ** | 1 | | B |
| Panelboards | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2032 | ** | 5 | \$200 | B |
| Wiring | | | | | | | | |
| Thermoplastic | 100% | | | 2034 | ** | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2029 | ** | 5 | | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$200 | B |
| Lighting | | | | | | | | |

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
EDGEWATER VILLAGE HALL
Asset # : 13693

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Lighting | | | | | | | | |
| Interior Lighting Fluorescent | 98% | | | 2024 | \$41,500 | 10 | \$5,900 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : T-8 Lamps</i> | | | | | | | | |
| HID | 2% | | | 2024 | \$600 | 10 | | B |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 50% | | | 2024 | \$600 | 1 | | B |
| Exit, Service | 50% | | | 2024 | \$600 | 1 | | B |
| Exterior Lighting | | | | | | | | |
| Not Accessible | 100% | | | | | | | D |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| Not Accessible | 100% | | | | | | | D |
| Fire/Smoke Detection | | | | | | | | |
| Not Accessible | 100% | | | | | | | D |
| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Fuel Oil No 2 | 100% | | | 2044 | ** | 5 | \$2,000 | B |
| Conversion Equipment | | | | | | | | |
| Steam Boiler | 100% | | | 2037 | ** | 1 | \$6,500 | B |
| Distribution | | | | | | | | |
| Steam Piping/Pump | 100% | | | 2044 | ** | 4 | \$500 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2040 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Window/Wall Unit | 30% | | | 2019 | \$5,000 | 1 | | B |
| No Component | 70% | | | | | | | D |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Galv Iron/Steel | 100% | | | 2037 | ** | 1 | | B |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2022 | \$1,900 | 2 | \$100 | B |
| HW Heat Exchanger | | | | | | | | |
| Low Temp | 100% | | | 2044 | ** | 4 | \$1,000 | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Not Accessible | 100% | | | | | | | D |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
EDGEWATER VILLAGE HALL
Asset # : 13693

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing | | | | | | | | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Hydraulic | 100% | | | LIFE | | * * | | C |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : B, 1, 2</i> | | | | | | |
| | | <i>Explanation : 1 Unit</i> | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Not Accessible | 100% | | | | | | | D |
| Sprinkler | | | | | | | | |
| Not Accessible | 100% | | | | | | | D |
| Fire Pump | | | | | | | | |
| Not Accessible | 100% | | | | | | | D |
| Chemical System | | | | | | | | |
| Not Accessible | 100% | | | | | | | D |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | | \$148,800 |
| Interior Architecture | \$165,900 | |
| Electrical | \$1,121,100 | \$157,200 |
| Mechanical | \$143,100 | \$912,900 |
| Total | \$1,430,100 | \$1,218,800 |
| Priority A | | \$148,800 |
| Priority B | \$1,264,200 | \$1,070,000 |
| Priority C | \$165,900 | |
| Total | \$1,430,100 | \$1,218,800 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$18,400 | \$14,400 | \$9,600 | |
| Interior Architecture | \$70,800 | \$13,700 | \$11,500 | \$13,600 |
| Electrical | \$5,000 | \$12,000 | \$4,700 | \$4,500 |
| Mechanical | \$6,600 | \$64,100 | \$11,500 | \$6,400 |
| Elevators/Escalators | \$26,600 | \$26,600 | \$26,600 | \$26,600 |
| Total | \$127,400 | \$130,800 | \$64,000 | \$51,200 |
| Priority A | \$18,400 | \$14,400 | \$9,600 | |
| Priority B | \$38,200 | \$114,200 | \$42,900 | \$43,300 |
| Priority C | \$70,800 | \$2,200 | \$11,500 | \$7,900 |
| Total | \$127,400 | \$130,800 | \$64,000 | \$51,200 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
EXCELSIOR BUILDING
Asset # : 2054

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Copper/Terne | 2% | | | 2056 | ** | 10 | \$4,200 | A |
| Masonry: Brick | 80% | | | LIFE | ** | 5 | \$72,200 | A |
| Masonry: Brick | 3% | Now | \$18,400 | LIFE | ** | 5 | \$2,700 | A |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Chimney</i> | | | | | | | | |
| <i>Spalling, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Chimney</i> | | | | | | | | |
| Masonry: Granite | 3% | | | LIFE | ** | 5 | \$2,000 | A |
| Masonry: Limestone | 5% | | | LIFE | ** | 5 | \$3,400 | A |
| Metal Panel | 2% | | | 2031 | ** | 5-10 | \$12,400 | A |
| Stucco Cement | 5% | | | 2026 | ** | 5 | \$11,300 | A |
| Windows | | | | | | | | |
| Aluminum | 75% | | | 2037 | ** | 5 | \$17,700 | A |
| Steel | 25% | | | 2029 | ** | 5 | \$73,800 | A |
| Parapets | | | | | | | | |
| Cast Stone/Terra Cotta | 5% | | | LIFE | ** | 5 | \$1,400 | A |
| Copper/Terne | 13% | | | 2056 | ** | 5 | \$2,300 | A |
| Masonry: Brick | 80% | | | LIFE | ** | 5 | \$2,900 | A |
| Pre-Cast Concrete | 2% | | | LIFE | ** | 5 | \$500 | A |
| Roof | | | | | | | | |
| Modified Bitumen | 98% | | | 2029 | ** | 10 | \$11,000 | A |
| Skylight, Metal/Glass | 2% | | | 2047 | ** | 10 | \$700 | A |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 20% | 0-2 | \$68,600 | 2023 | \$68,600 | 3 | \$17,200 | C |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout 2nd Through 6th Floors</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout 2nd Through 6th Floors</i> | | | | | | | | |
| Carpet | 40% | | | 2020 | \$137,200 | 3 | \$34,500 | C |
| Ceramic Tile | 5% | | | 2030 | ** | 5 | \$2,900 | C |
| Mosaic Tile | 3% | | | 2026 | ** | 5 | \$4,300 | C |
| Terrazzo | 2% | | | LIFE | ** | 5 | \$900 | C |
| Vinyl Tile | 30% | Now | \$165,900 | 2031 | ** | 3 | \$6,500 | C |
| <i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout Corridors And Offices On 7th, 8th And 9th Floors</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 65%</i> | | | | | | | | |
| <i>Location : Throughout 7th, 8th And 9th Floors</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 9th Floor</i> | | | | | | | | |
| <i>Explanation : 9x9 Units</i> | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
EXCELSIOR BUILDING
Asset # : 2054

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 3% | | | 2030 | ** | 5 | \$1,600 | C |
| Gypsum Board | 20% | | | LIFE | ** | 5 | \$6,400 | C |
| Metal Panel | 15% | | | LIFE | ** | | | C |
| Marble Panels | 2% | | | LIFE | ** | | | C |
| Plaster | 60% | | | LIFE | ** | 5 | \$9,600 | C |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 40% | | | 2026 | ** | 5 | \$23,000 | B |
| AcousTileSusp.Lay-In | 20% | | | 2038 | ** | 5 | \$11,500 | B |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 2nd And 3rd Floors</i> | | | | | | | | |
| Plaster | 40% | | | LIFE | ** | 5 | \$14,400 | B |
| Electrical | | | | | | | | |
| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2041 | ** | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : 1- Electrical Service Rated @ 2500 Amperes.</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2041 | ** | 5 | \$1,300 | B |
| Raceway | | | | | | | | |
| Conduit | 70% | | | 2021 | \$42,300 | 1 | | B |
| Conduit | 30% | | | 2041 | ** | 1 | | B |
| Panelboards | | | | | | | | |
| Molded Case Bkrs | 30% | | | 2037 | ** | 5 | \$400 | B |
| Molded Case Bkrs | 70% | | | 2020 | \$47,900 | 5 | \$900 | B |
| Wiring | | | | | | | | |
| Braided Cloth | 70% | 2-4 | \$43,100 | 2046 | ** | 1 | | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Thermoplastic | 30% | | | 2041 | ** | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 80% | | | 2019 | \$67,000 | 5 | \$300 | B |
| Locally Mounted | 20% | | | 2034 | ** | 5 | \$100 | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$700 | B |
| Lighting | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
EXCELSIOR BUILDING
Asset # : 2054

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Lighting | | | | | | | | |
| Interior Lighting Fluorescent | 70% | | | 2016 | \$290,100 | 10 | \$31,000 | B |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Upper Floors</i> | | | | | | |
| | | <i>Explanation : T-12 Lamps</i> | | | | | | |
| Fluorescent | 30% | | | 2026 | ** | 10 | \$13,300 | B |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement, 2nd Floor And 3rd Floor</i> | | | | | | |
| | | <i>Explanation : T-8 Lamps</i> | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | | | 2026 | ** | 10 | \$5,800 | B |
| Exit, Service | 50% | | | 2026 | ** | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2021 | \$20,300 | 10 | \$200 | B |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| Generic | 100% | | | 2016 | \$168,100 | 1 | \$18,100 | B |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : 1st & 3rd Floors</i> | | | | | | |
| | | <i>Explanation : CCTV Surveillance Camera System Is Functional</i> | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| Generic | 100% | | | 2016 | \$575,500 | 1-3 | \$29,800 | B |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Throughout The Building</i> | | | | | | |
| | | <i>Explanation : Fire Alarm System Is Functional</i> | | | | | | |
| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Energy Source Interruptible Gas/Dual Fuel | 100% | | | 2041 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Steam Boiler | 100% | | | 2026 | ** | 1 | \$47,900 | B |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement</i> | | | | | | |
| | | <i>Explanation : 3 Units</i> | | | | | | |
| Distribution | | | | | | | | |
| Steam Piping/Pump | 100% | | | 2021 | \$388,000 | 4 | \$2,400 | B |
| Terminal Devices | | | | | | | | |
| Convactor/Radiator | 100% | | | 2019 | \$524,900 | 1 | \$15,600 | B |
| Air Conditioning | | | | | | | | |
| Energy Source Electricity | 100% | | | 2029 | ** | 1 | | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
EXCELSIOR BUILDING
Asset # : 2054

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| 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 | \$143,100 | 2 | \$600 | B |
| Window/Wall Unit | 30% | | | 2016 | \$34,300 | 1 | | B |
| No Component | 50% | | | | | | | D |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$26,900 | B |
| Exhaust Fans | | | | | | | | |
| Interior | 20% | | | 2016 | \$12,300 | 2 | \$300 | B |
| No Component | 80% | | | | | | | D |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Galv Iron/Steel | 100% | | | 2026 | * * | 1 | | B |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2019 | \$12,900 | 2 | \$700 | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2016 | \$10,400 | 4 | \$2,000 | B |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 100% | | | LIFE | * * | | | C |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : (2) B-9 (1) 1-8</i> | | | | | | | | |
| <i>Explanation : 3 Units</i> | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,134,400 | \$599,200 |
| Interior Architecture | \$209,500 | \$1,502,700 |
| Electrical | | \$768,500 |
| Mechanical | \$688,000 | \$1,376,700 |
| Total | \$2,031,900 | \$4,247,100 |
| Priority A | \$1,134,400 | \$599,200 |
| Priority B | \$776,100 | \$2,343,400 |
| Priority C | \$121,400 | \$1,304,500 |
| Total | \$2,031,900 | \$4,247,100 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | | \$19,900 | | |
| Interior Architecture | | \$726,400 | \$13,800 | \$38,500 |
| Electrical | \$22,900 | \$29,900 | \$22,900 | \$32,000 |
| Mechanical | \$35,500 | \$34,400 | \$52,900 | \$39,400 |
| Elevators/Escalators | \$98,700 | \$98,700 | \$98,700 | \$98,700 |
| Total | \$157,000 | \$909,300 | \$188,200 | \$208,700 |
| Priority A | | \$19,900 | | |
| Priority B | \$157,000 | \$163,000 | \$174,400 | \$192,200 |
| Priority C | | \$726,400 | \$13,800 | \$16,500 |
| Total | \$157,000 | \$909,300 | \$188,200 | \$208,700 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
HEALTH DEPARTMENT BUILDING
Asset # : 2050

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 10% | | | LIFE | ** | 5 | \$17,400 | A |
| Masonry: Granite | 70% | | | LIFE | ** | 5 | \$91,500 | A |
| Masonry: Granite | 20% | | | LIFE | ** | 5 | \$26,100 | A |
| Windows | | | | | | | | |
| Aluminum | 95% | Now | \$980,800 | 2039 | ** | 5 | \$100,900 | A |
| <i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Bronze/Brass | 3% | | | 2031 | ** | 5 | \$39,800 | A |
| Metal Louvers | 2% | | | 2032 | ** | 10 | \$26,500 | A |
| Parapets | | | | | | | | |
| Masonry: Brick | 40% | Now | \$101,700 | LIFE | ** | 5 | \$7,500 | A |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Interior Face</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Light, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Interior Face</i> | | | | | | | | |
| Masonry: Granite | 60% | | | LIFE | ** | 5 | \$14,200 | A |
| Roof | | | | | | | | |
| Copper/Terne | 5% | | | 2051 | ** | 10 | \$10,000 | A |
| Modified Bitumen | 28% | | | 2023 | \$163,400 | 10 | \$22,400 | A |
| Modified Bitumen | 65% | | | 2028 | ** | 10 | \$51,900 | A |
| Skylight, Metal/Glass | 2% | | | 2023 | \$217,400 | 10 | \$5,300 | A |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 25% | | | 2016 | \$656,900 | 3 | \$165,100 | C |
| Ceramic Tile | 5% | | | 2026 | ** | 5 | \$22,000 | C |
| Marble Panels | 7% | | | LIFE | ** | 5 | \$23,100 | C |
| Marble Panels | 3% | Now | \$80,100 | LIFE | ** | 5 | \$9,900 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Stairs To Ninth Floor</i> | | | | | | | | |
| Quarry Tile | 5% | | | 2028 | ** | 5 | \$33,000 | C |
| Raised Access Floor | 5% | | | 2032 | ** | 5 | \$82,600 | C |
| Terrazzo | 25% | | | LIFE | ** | 5 | \$86,000 | C |
| Vinyl Tile | 25% | | | 2023 | \$1,059,200 | 3 | \$41,300 | C |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 2% | | | 2026 | ** | 5 | \$6,900 | C |
| Gypsum Board | 10% | | | LIFE | ** | 5 | \$20,600 | C |
| Metal Panel | 5% | | | LIFE | ** | | | C |
| Marble Panels | 20% | | | LIFE | ** | | | C |
| Plaster | 48% | | | LIFE | ** | 5 | \$49,400 | C |
| SGFT/Glazed Masonry | 10% | | | LIFE | ** | | | C |
| Wood | 5% | | | LIFE | ** | 5 | \$68,600 | C |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
HEALTH DEPARTMENT BUILDING
Asset # : 2050

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTile,Adhered | 10% | | | 2028 | ** | 5 | \$44,000 | B |
| AcousTileSusp.Lay-In | 40% | | | 2028 | ** | 5 | \$176,100 | B |
| Masonry: Marble | 3% | | | LIFE | ** | 1 | | B |
| Masonry: Vault Struct | 5% | | | LIFE | ** | | | B |
| Mosaic Tile | 2% | | | LIFE | ** | 1 | | B |
| Plaster | 40% | | | LIFE | ** | 5 | \$110,100 | B |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 50% | | | 2053 | ** | 5 | \$800 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Recent Installation Rated @ 4000 Amperes</i> | | | | | | | | |
| Under Construction | 50% | | | | | | | D |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2043 | ** | 5 | \$1,300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Recent Installation Rated 2- 1500 Kva</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Molded Case Bkrs | 90% | | | 2053 | ** | 5 | \$8,100 | B |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| Under Construction | 10% | | | | | | | D |
| Raceway | | | | | | | | |
| Conduit | 80% | | | 2053 | ** | 1 | | B |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Conduit | 20% | | | 2023 | \$131,400 | 1 | | B |
| Panelboards | | | | | | | | |
| Molded Case Bkrs | 90% | | | 2048 | ** | 5 | \$8,100 | B |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Molded Case Bkrs | 10% | | | 2031 | ** | 5 | \$900 | B |
| Wiring | | | | | | | | |
| Thermoplastic | 90% | | | 2053 | ** | 1 | | B |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Thermoplastic | 10% | | | 2033 | ** | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 20% | | | 2021 | \$142,300 | 5 | \$500 | B |
| 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 Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Ground | | | | | | | | |
| Grounding Devices Generic | 100% | | | LIFE | ** | 5 | \$5,000 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Water Main</i> | | | | | | | | |
| <i>Explanation : Newly Installed</i> | | | | | | | | |
| Stand-by Power | | | | | | | | |
| Transfer Switches Under Construction | 100% | | | | | | | D |
| Generators Under Construction | 100% | | | | | | | D |
| Fuel Storage Under Construction | 100% | | | | | | | D |
| Lighting | | | | | | | | |
| Interior Lighting Fluorescent | 10% | | | 2023 | \$173,200 | 10 | \$31,200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Hallways</i> | | | | | | | | |
| <i>Explanation : Compact Fluorescent Lamps</i> | | | | | | | | |
| Fluorescent | 90% | | | 2031 | ** | 10 | \$280,600 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : T-8 Lamps</i> | | | | | | | | |
| Egress Lighting Emergency, Battery | 50% | | | 2031 | ** | 10 | \$41,000 | B |
| Exit, LED | 50% | | | 2058 | ** | 1 | | B |
| Alarm | | | | | | | | |
| Security System No Component | 70% | | | | | | | D |
| Generic | 30% | | | 2031 | ** | 1 | \$38,200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Hallways And Other Public Spaces</i> | | | | | | | | |
| <i>Explanation : CCTV Surveillance Cameras</i> | | | | | | | | |
| Fire/Smoke Detection Generic | 100% | | | 2031 | ** | 1-3 | \$209,800 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations</i> | | | | | | | | |

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Energy Source Utility Steam | 100% | | | 2033 | ** | 1 | | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement Steam Room</i> | | | | | | | | |
| <i>Explanation : Steam From Con Ed</i> | | | | | | | | |

Note : 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 Repair | | Future Replacement | | Maintenance | | Priority Code | |
|-------------------------------|----------------|-------------------|---|---------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Pres. Reducing Valve/LP Steam | 100% | | | 2032 | ** | 5 | \$20,200 | B |
| Distribution | | | | | | | | |
| Steam Piping/Pump | 100% | | | 2033 | ** | 4 | \$16,800 | B |
| Terminal Devices | | | | | | | | |
| Convactor/Radiator | 100% | | | 2028 | ** | 1 | \$110,000 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2031 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Int Pkg Unit - Cooling | 20% | | | 2024 | \$1,007,800 | 2 | \$4,200 | B |
| | | | <i>R-22 Refrigerant, Extent : Light, Area Affected : 20% Location : Various Locations</i> | | | | | |
| Window/Wall Unit | 80% | | | 2018 | \$643,500 | 1 | | B |
| Heat Rejection | | | | | | | | |
| Remote Air Cond | 20% | | | 2028 | ** | 2 | \$47,400 | B |
| No Component | 80% | | | | | | | D |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 20% | | | LIFE | ** | 2-5 | \$37,900 | B |
| No Component | 80% | | | | | | | D |
| Exhaust Fans | | | | | | | | |
| Interior | 75% | | | 2023 | \$324,400 | 2 | \$7,900 | B |
| No Component | 25% | | | | | | | D |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 50% | | | 2033 | ** | 1 | | B |
| Galv Iron/Steel | 50% | | | 2028 | ** | 1 | | B |
| HW Heat Exchanger | | | | | | | | |
| HTHW/HW | 100% | | | 2033 | ** | | | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2028 | ** | 4 | \$2,000 | B |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2028 | ** | 4 | \$2,000 | B |
| Backflow Preventer | | | | | | | | |
| No Component | 70% | | | | | | | D |
| Generic | 30% | | | 2028 | ** | 1 | \$6,300 | B |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
HEALTH DEPARTMENT BUILDING
Asset # : 2050

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|-----------------------------|----------------|--|--------------------|------------|----------------|----------------|----------------|------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 100% | | | LIFE | ** | | | C |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : B-10</i> | | | | | | |
| | | <i>Explanation : 10 Units</i> | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2033 | ** | 1-5 | \$178,000 | B |
| Sprinkler | | | | | | | | |
| No Component | 25% | | | | | | | D |
| Generic | 75% | | | 2043 | ** | 1-2 | \$71,500 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

Asset Name : KENT AVENUE SHOPS
Address : 390 KENT AVENUE @WILLIAMSBURG BRIDGE
Borough : BROOKLYN **Agency's Number** : 312-350
Program / Asset # : DGS0025.000 / 2037 **Yr Built/Renovated** : 1954 / 2012
Area Sq Ft : 85,438 **Project Type** : PUBLIC BUILDINGS
Date of Survey : 30-May-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2467 **Lot** : 1 **BIN** : 3063635

| CAPITAL | FY 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$61,200 | \$83,600 |
| Interior Architecture | \$1,177,600 | |
| Electrical | | \$102,000 |
| Mechanical | | \$86,800 |
| Total | \$1,238,900 | \$272,400 |
| Priority A | \$61,200 | \$83,600 |
| Priority B | \$509,100 | \$188,800 |
| Priority C | \$668,600 | |
| Total | \$1,238,900 | \$272,400 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$90,000 | | | |
| Interior Architecture | \$18,200 | | | \$2,600 |
| Electrical | \$14,400 | \$1,300 | \$1,500 | \$1,400 |
| Mechanical | \$91,200 | \$11,800 | \$24,600 | \$17,000 |
| Elevators/Escalators | \$3,900 | \$3,900 | \$3,900 | \$3,900 |
| Total | \$217,700 | \$17,000 | \$30,100 | \$24,900 |
| Priority A | \$90,000 | | | |
| Priority B | \$109,500 | \$17,000 | \$30,100 | \$22,300 |
| Priority C | \$18,200 | | | \$2,600 |
| Total | \$217,700 | \$17,000 | \$30,100 | \$24,900 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
KENT AVENUE SHOPS
Asset # : 2037

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Cast in Place Concrete | 10% | | | LIFE | ** | 5 | \$34,600 | A |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Brick | 75% | | | LIFE | ** | 5 | \$51,800 | A |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Limestone | 5% | | | LIFE | ** | 5 | \$2,600 | A |
| Metal Coiling Doors | 10% | 2-4 | \$21,400 | 2029 | ** | 5 | \$5,400 | A |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 100% | | | 2049 | ** | 5 | \$10,100 | A |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Parapets | | | | | | | | |
| Cast Stone/Terra Cotta | 10% | | | LIFE | ** | 5-10 | \$33,100 | A |
| Masonry: Brick | 90% | | | LIFE | ** | 5-10 | \$71,700 | A |
| Roof | | | | | | | | |
| Built-Up (BUR) | 100% | | | 2034 | ** | 10 | \$83,600 | A |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Cast in Place Concrete | 15% | Now | \$72,400 | LIFE | ** | 5 | \$34,300 | C |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Loading Dock And Throughout</i> | | | | | | | | |
| Ceramic Tile | 5% | 2-4 | \$11,700 | 2027 | ** | 5 | \$2,600 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Panel/Paver: Cer/Brk | 25% | 2-4 | \$227,200 | 2040 | ** | 5 | \$29,400 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Vinyl Tile | 10% | Now | \$20,100 | 2029 | ** | 3 | \$3,900 | C |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout Offices</i> | | | | | | | | |
| Vinyl Tile | 10% | 4+ | \$100,700 | 2034 | ** | 3 | \$3,900 | C |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Wood | 35% | | | 2039 | ** | 5 | \$68,700 | C |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856

KENT AVENUE SHOPS

Asset # : 2037

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Concrete Masonry Unit | 50% | 4+ | \$199,900 | LIFE | ** | 5 | \$10,500 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Gypsum Board | 25% | 4+ | \$48,300 | LIFE | ** | 5 | \$7,800 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| SGFT/Glazed Masonry | 25% | | | LIFE | ** | 10 | \$6,500 | C |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 25% | Now | \$203,700 | 2044 | ** | 5 | \$16,300 | B |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Lockers, Basement And Bathrooms</i> | | | | | | | | |
| Exposed Concrete | 75% | 4+ | \$305,400 | LIFE | ** | 5 | \$12,300 | B |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Under Loading Dock Area</i> | | | | | | | | |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2044 | ** | 5 | \$1,900 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : One 2000 Amps Main Disconnect Switch</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Air Circuit Breaker | 90% | | | 2044 | ** | 5 | \$300 | B |
| Molded Case Bkrs | 10% | | | 2044 | ** | 5 | \$200 | B |
| Raceway | | | | | | | | |
| Conduit | 50% | | | 2024 | \$18,600 | 1 | | B |
| Conduit | 50% | | | 2044 | ** | 1 | | B |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 10% | | | 2040 | ** | 5 | \$200 | B |
| Molded Case Bkrs | 85% | | | 2040 | ** | 5 | \$1,600 | B |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement, 1st Floor</i> | | | | | | | | |
| Molded Case Bkrs | 5% | | | 2023 | \$1,400 | 5 | \$100 | B |
| Wiring | | | | | | | | |
| Braided Cloth | 10% | 2-4 | \$2,800 | 2049 | ** | 1 | | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Thermoplastic | 90% | | | 2044 | ** | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 50% | | | 2022 | \$19,300 | 5 | \$200 | B |
| Locally Mounted | 50% | | | 2037 | ** | 5 | \$200 | B |

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
KENT AVENUE SHOPS
Asset # : 2037

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$2,100 | B |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 100% | | | 2029 | ** | 10 | \$64,100 | B |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Throughout The Building</i> | | | | | | |
| | | <i>Explanation : Using T-8 Lamps</i> | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | | | 2019 | \$14,600 | 10 | \$8,400 | B |
| Exit, Service | 50% | | | 2019 | \$5,900 | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2029 | ** | 10 | \$200 | B |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 50% | | | | | | | D |
| Generic | 50% | | | 2029 | ** | 1 | \$13,100 | B |
| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Fuel Oil No 2 | 100% | Now | \$9,900 | 2044 | ** | 5 | \$10,800 | B |
| | | <i>Leak Evident, Extent : Moderate, Area Affected : 5%</i> | | | | | | |
| | | <i>Location : Oil Supply System</i> | | | | | | |
| Conversion Equipment | | | | | | | | |
| Steam Boiler | 100% | Now | \$7,800 | 2037 | ** | 1 | \$62,400 | B |
| | | <i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i> | | | | | | |
| | | <i>Location : Control System</i> | | | | | | |
| | | <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement</i> | | | | | | |
| | | <i>Explanation : 2 Boilers</i> | | | | | | |
| Distribution | | | | | | | | |
| Steam Piping/Pump | 100% | | | 2034 | ** | 4 | \$3,500 | B |
| Terminal Devices | | | | | | | | |
| Air Handler | 20% | | | 2024 | \$86,800 | 1 | \$8,700 | B |
| Convactor/Radiator | 60% | | | 2037 | ** | 1 | \$13,600 | B |
| Fan Coil Unit/Heat | 20% | | | 2029 | ** | 1 | \$4,500 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2040 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Window/Wall Unit | 20% | | | 2022 | \$33,100 | 1 | | B |
| No Component | 80% | | | | | | | D |
| Ventilation | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF CITYWIDE ADMIN. SERV. - 856
KENT AVENUE SHOPS
Asset # : 2037

| Mechanical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$61,700 | B |
| Exhaust Fans | | | | | | | | |
| Interior | 10% | | | 2024 | \$8,900 | 2 | \$200 | B |
| Roof | 90% | | | 2034 | * * | 2 | \$1,900 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Roof</i> | | | | | | | | |
| <i>Explanation : Few Fans Still To Be Connected To The Controllers</i> | | | | | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Galv Iron/Steel | 100% | | | 2029 | * * | 1 | | B |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | 0-2 | \$18,700 | 2024 | \$18,700 | 2 | \$800 | B |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement Boiler Room</i> | | | | | | | | |
| HW Heat Exchanger | | | | | | | | |
| Low Temp | 100% | | | 2034 | * * | 4 | \$6,900 | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Submersible | 100% | | | 2017 | \$6,300 | 4 | \$2,000 | B |
| Sewage Ejector(s) | | | | | | | | |
| Compressed Air | 100% | 0-2 | \$26,900 | 2054 | * * | 4 | \$1,300 | B |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Backflow Preventer | | | | | | | | |
| Generic | 100% | | | 2024 | \$7,800 | 1 | \$4,300 | B |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 100% | | | LIFE | * * | | | C |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement: First Floor</i> | | | | | | | | |
| <i>Explanation : One Unit</i> | | | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2044 | * * | 1-5 | \$35,300 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$418,000 | \$603,800 |
| Interior Architecture | \$6,158,500 | \$24,519,800 |
| Electrical | \$221,500 | \$2,076,200 |
| Mechanical | \$323,800 | \$4,048,700 |
| Total | \$7,121,700 | \$31,248,500 |
| Priority A | \$418,000 | \$603,800 |
| Priority B | \$3,093,500 | \$14,976,500 |
| Priority C | \$3,610,300 | \$15,668,200 |
| Total | \$7,121,700 | \$31,248,500 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|------------------|------------------|--------------------|
| Exterior Architecture | \$43,200 | | \$25,000 | \$26,400 |
| Interior Architecture | \$533,900 | \$191,300 | | \$4,826,400 |
| Electrical | \$33,800 | \$34,000 | \$22,000 | \$27,000 |
| Mechanical | \$125,100 | \$95,500 | \$150,100 | \$96,500 |
| Elevators/Escalators | \$106,600 | \$106,600 | \$106,600 | \$106,600 |
| Total | \$842,700 | \$427,400 | \$303,800 | \$5,082,900 |
| Priority A | \$43,200 | | \$25,000 | \$26,400 |
| Priority B | \$265,500 | \$236,100 | \$278,800 | \$230,200 |
| Priority C | \$533,900 | \$191,300 | | \$4,826,400 |
| Total | \$842,700 | \$427,400 | \$303,800 | \$5,082,900 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
KINGS SUPREME CIVIL COURT OFFICE BUILDING

Asset # : 2043

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Cast Stone/Terra Cotta | 5% | | | LIFE | ** | 5 | \$113,000 | A |
| Masonry: Brick | 78% | Now | \$382,600 | LIFE | ** | 5 | \$225,600 | A |
| <i>Repairs in Progress, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Adams Street Facade</i> | | | | | | | | |
| <i>Sidewalk Shed in Use, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : West Facade</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Under Windows</i> | | | | | | | | |
| Masonry: Limestone | 10% | | | LIFE | ** | 5 | \$21,700 | A |
| Metal Panel | 2% | | | 2042 | ** | 5-10 | \$39,800 | A |
| Granite Panels | 2% | Now | \$35,400 | LIFE | ** | 5 | \$4,300 | A |
| <i>Loose Units, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Building Base On West Facade</i> | | | | | | | | |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Building Base On West Facade</i> | | | | | | | | |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : West Facade</i> | | | | | | | | |
| Stucco Cement | 2% | | | 2035 | ** | 5 | \$14,500 | A |
| Window Wall | 1% | | | 2042 | ** | 5 | \$10,800 | A |
| Windows | | | | | | | | |
| Aluminum | 90% | | | 2038 | ** | 5 | \$52,800 | A |
| Steel | 10% | Now | \$16,000 | 2030 | ** | 5 | \$36,600 | A |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Penthouse Level</i> | | | | | | | | |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Penthouse Level</i> | | | | | | | | |
| Parapets | | | | | | | | |
| Cast Stone/Terra Cotta | 15% | | | LIFE | ** | 5 | \$9,300 | A |
| Masonry: Brick | 75% | | | LIFE | ** | 5 | \$6,000 | A |
| Metal Rail | 10% | | | 2027 | ** | 5-10 | \$14,400 | A |
| Roof | | | | | | | | |
| Cast in Place Concrete | 5% | | | LIFE | ** | | | A |
| Copper/Terne | 75% | | | 2050 | ** | 10 | \$128,500 | A |
| Modified Bitumen | 20% | Now | \$20,000 | 2022 | \$100,100 | | | A |
| <i>Blisters, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
KINGS SUPREME CIVIL COURT OFFICE BUILDING

Asset # : 2043

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 20% | | | 2018 | \$4,248,000 | 3 | \$1,423,800 | C |
| Carpet | 10% | | | 2021 | \$2,124,000 | 3 | \$711,900 | 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 |
| <i>Horizontal Cracks, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Entrance</i> | | | | | | | | |
| Vinyl Tile | 43% | | | 2022 | \$14,727,200 | 3 | \$574,000 | C |
| Vinyl Tile | 10% | Now | \$3,424,900 | 2032 | ** | 3 | \$133,500 | C |
| <i>Adhesion Failure, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement And 8th Floor</i> | | | | | | | | |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i> | | | | | | | | |
| <i>Location : Basement And 8th Floor</i> | | | | | | | | |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 10% | Now | \$88,400 | LIFE | ** | | | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : At Vault In Basement</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Electrical Room,Basement</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Electrical Room,Basement</i> | | | | | | | | |
| Glass: Single Pane | 5% | | | LIFE | ** | 5 | \$5,000 | C |
| Gypsum Board | 38% | | | LIFE | ** | 5 | \$30,600 | C |
| Masonry: Brick | 10% | | | LIFE | ** | | | C |
| Marble Panels | 2% | | | LIFE | ** | | | C |
| Plaster | 35% | Now | \$43,500 | LIFE | ** | 5 | \$14,100 | C |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : 8th Floor, Various Offices On Other Floors</i> | | | | | | | | |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : 8th Floor</i> | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
KINGS SUPREME CIVIL COURT OFFICE BUILDING

Asset # : 2043

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 25% | | | 2020 | \$6,929,500 | 5 | \$1,112,300 | B |
| | <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i> | | | | | | | |
| | <i>Location : Various</i> | | | | | | | |
| | <i>Staining/Discoloring, Extent : Severe, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| AcousTileSusp.Lay-In | 35% | Now | \$840,000 | 2027 | ** | 5 | \$622,900 | B |
| | <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> | | | | | | | |
| | <i>Location : Various Throughout</i> | | | | | | | |
| AcousTileSusp.Lay-In | 8% | Now | \$1,152,100 | 2035 | ** | 5 | \$142,400 | B |
| | <i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : 8th Floor</i> | | | | | | | |
| | <i>Misaligned/Bulging, Extent : Severe, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : 8th Floor</i> | | | | | | | |
| | <i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : 8th Floor</i> | | | | | | | |
| Exposed Concrete | 5% | | | LIFE | ** | 5 | \$27,800 | B |
| | <i>Recent Repair Evident, Extent : Light, Area Affected : 8%</i> | | | | | | | |
| | <i>Location : Electrical Room, Basement</i> | | | | | | | |
| Plaster | 25% | | | LIFE | ** | 5 | \$556,200 | B |
| Plaster | 2% | | | LIFE | ** | 5 | \$44,500 | B |

| Electrical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 75% | | | 2048 | ** | 5 | \$900 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Electrical Room Basement</i> | | | | | | | |
| | <i>Explanation : 4000 Amps</i> | | | | | | | |
| Fused Disc Sw | 25% | | | 2022 | \$41,100 | 5 | \$300 | B |
| Transformers | | | | | | | | |
| Dry Type | 100% | | | 2039 | ** | 5 | \$1,000 | B |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Explanation : Various Sizes</i> | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2048 | ** | 5 | \$7,000 | B |
| Raceway | | | | | | | | |
| Conduit | 80% | | | 2022 | \$350,500 | 1 | | B |
| Conduit | 20% | | | 2048 | ** | 1 | | B |
| Panelboards | | | | | | | | |
| Molded Case Bkrs | 20% | | | 2030 | ** | 5 | \$1,400 | B |
| Molded Case Bkrs | 80% | | | 2044 | ** | 5 | \$5,600 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
KINGS SUPREME CIVIL COURT OFFICE BUILDING

Asset # : 2043

| Electrical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Wiring | | | | | | | | |
| Braided Cloth | 30% | 2-4 | \$153,100 | 2047 | ** | 1 | | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| Thermoplastic | 30% | | | 2032 | ** | 1 | | B |
| Thermoplastic | 40% | | | 2048 | ** | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 70% | | | 2035 | ** | 5 | \$1,200 | B |
| Motor Control Center | 30% | | | 2035 | ** | 5 | \$2,100 | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | 2-4 | \$900 | LIFE | ** | 5 | \$3,900 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Water Main Basement</i> | | | | | | | | |
| <i>Explanation : Corroded</i> | | | | | | | | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2020 | | 1 | \$80,800 | B |
| Generators | | | | | | | | |
| Diesel | 100% | | | 2018 | \$68,300 | 1 | \$101,400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Water Pump Room Basement</i> | | | | | | | | |
| <i>Explanation : One 41 Kva</i> | | | | | | | | |
| Batteries | | | | | | | | |
| Lead/Acid | 100% | | | 2015 | \$600 | 5 | \$9,700 | B |
| Fuel Storage | | | | | | | | |
| Day Tank | 50% | | | 2021 | \$11,000 | 5 | \$24,300 | B |
| Main Tank | 50% | | | 2025 | ** | 5 | \$3,900 | B |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 100% | | | 2022 | \$1,334,100 | 10 | \$240,200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : T-8 Lamps</i> | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 10% | | | 2027 | ** | 1 | | B |
| Exit, LED | 90% | | | 2062 | ** | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2022 | \$110,300 | 10 | \$800 | B |
| Alarm | | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 75% | | | | | | | D |
| Generic | 25% | | | 2027 | ** | 1-3 | \$41,600 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
KINGS SUPREME CIVIL COURT OFFICE BUILDING
Asset # : 2043

| Mechanical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Interruptible Gas/Dual Fuel | 100% | | | 2042 | ** | 1 | | B |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Vault</i> | | | | | | | |
| | <i>Explanation : One 10,000 Gallon Tank</i> | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Steam Boiler | 100% | | | 2035 | ** | 1 | \$259,600 | B |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Basement</i> | | | | | | | |
| | <i>Explanation : 3 Units</i> | | | | | | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 50% | | | 2030 | ** | 4 | \$6,500 | B |
| Steam Piping/Pump | 50% | | | 2032 | ** | 4 | \$9,700 | B |
| Terminal Devices | | | | | | | | |
| Air Handler | 30% | Now | \$9,800 | 2022 | \$487,500 | 1 | \$43,800 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 3%</i> | | | | | | | |
| | <i>Location : Compressor And Air Dryer</i> | | | | | | | |
| | <i>Explanation : Pneumatic Control System</i> | | | | | | | |
| Convactor/Radiator | 50% | | | 2035 | ** | 1 | \$42,400 | B |
| Fan Coil Unit/Heat | 20% | | | 2022 | \$902,600 | 1 | \$17,000 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2038 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Centrifugal, Elec Chiller | 90% | | | 2031 | ** | 1 | \$255,200 | B |
| | <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Basement</i> | | | | | | | |
| Ext Pkg Unit - Cooling | 5% | | | 2022 | \$69,600 | 2 | \$800 | B |
| | <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Roof</i> | | | | | | | |
| No Component | 5% | | | | | | | D |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 80% | | | 2032 | ** | 4 | \$15,500 | B |
| No Component | 20% | | | | | | | D |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 90% | Now | \$109,500 | 2022 | \$1,094,600 | 1 | \$131,300 | B |
| | <i>Noisy/Vibrating, Extent : Moderate, Area Affected : 15%</i> | | | | | | | |
| | <i>Location : Multiple Locations Throughout Building</i> | | | | | | | |
| Fan Coil - Cool/Heat | 5% | | | 2022 | \$271,000 | 1 | \$4,200 | B |
| No Component | 5% | | | | | | | 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.

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
KINGS SUPREME CIVIL COURT OFFICE BUILDING

Asset # : 2043

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|---------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning | | | | | | | | |
| Heat Rejection | | | | | | | | |
| Air Condenser Unit | 5% | | | 2022 | \$28,600 | 2 | \$9,100 | B |
| Water Cool Tower | 90% | | | 2023 | \$739,700 | 2 | \$237,200 | B |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Adjacent Building</i> | | | | | | | |
| | <i>Explanation : Cooling Tower</i> | | | | | | | |
| No Component | 5% | | | | | | | D |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$146,000 | B |
| Exhaust Fans | | | | | | | | |
| Interior | 80% | | | 2022 | \$266,600 | 2 | \$6,500 | B |
| Roof | 20% | | | 2022 | \$47,900 | 2 | \$1,600 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Galv Iron/Steel | 100% | 0-2 | \$180,000 | 2027 | ** | 1 | | B |
| | <i>Corroded, Extent : Severe, Area Affected : 20%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2020 | \$70,100 | 2 | \$3,900 | B |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Basement</i> | | | | | | | |
| | <i>Explanation : One 250 Gallon Tank</i> | | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2022 | \$10,400 | 4 | \$1,300 | B |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2022 | \$10,400 | 4 | \$1,300 | B |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| | <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 100% | | | LIFE | ** | | | C |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Travel From 1st : 12th Floor</i> | | | | | | | |
| | <i>Explanation : 9 Units</i> | | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2042 | ** | 1-5 | \$137,100 | B |
| Sprinkler | | | | | | | | |
| No Component | 95% | | | | | | | D |
| Generic | 5% | | | 2032 | ** | 1-2 | \$3,700 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF CITYWIDE ADMIN. SERV. - 856
KINGS SUPREME CIVIL COURT OFFICE BUILDING
Asset # : 2043

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

Asset Name : LOUIS LEFKOWITZ BLDG.
Address : 80 CENTRE STREET @ WORTH ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGS0055.000 / 13877 **Yr Built/Renovated** : 1927 / 2007
Area Sq Ft : 500,000 **Project Type** : PUBLIC BUILDINGS
Date of Survey : 29-Feb-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5,7,8,9,ph
Block : 166 **Lot** : 27 **BIN** : 1001830

| CAPITAL | FY 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,488,000 | \$1,130,000 |
| Interior Architecture | \$1,721,500 | \$2,330,800 |
| Electrical | \$1,161,600 | \$5,539,600 |
| Mechanical | \$876,500 | \$4,626,900 |
| Total | \$6,247,600 | \$13,627,300 |
| Priority A | \$2,488,000 | \$1,130,000 |
| Priority B | \$2,143,300 | \$10,389,400 |
| Priority C | \$1,616,400 | \$2,107,900 |
| Total | \$6,247,600 | \$13,627,300 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | | | | \$900 |
| Interior Architecture | \$11,000 | \$27,200 | \$31,400 | \$41,300 |
| Electrical | \$42,200 | \$61,000 | \$48,400 | \$45,400 |
| Mechanical | \$41,000 | \$33,600 | \$94,200 | \$26,000 |
| Elevators/Escalators | \$88,800 | \$88,800 | \$88,800 | \$88,800 |
| Total | \$182,900 | \$210,600 | \$262,800 | \$202,400 |
| Priority A | | | | \$900 |
| Priority B | \$171,900 | \$205,500 | \$231,400 | \$160,200 |
| Priority C | \$11,000 | \$5,100 | \$31,400 | \$41,300 |
| Total | \$182,900 | \$210,600 | \$262,800 | \$202,400 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
LOUIS LEFKOWITZ BLDG.
Asset # : 13877

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Bronze/Brass | 2% | | | LIFE | ** | | | A |
| Copper/Terne | 3% | | | 2043 | ** | 10 | \$12,300 | A |
| Masonry: Brick | 45% | | | LIFE | ** | 5 | \$78,400 | A |
| Masonry: Granite | 40% | | | LIFE | ** | 5 | \$52,300 | A |
| Masonry: Granite | 10% | Now | \$237,400 | LIFE | ** | 5 | \$13,100 | A |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Penthouse, Window Sills</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Windows | | | | | | | | |
| Bronze/Brass | 60% | | | 2031 | ** | 5 | \$796,200 | A |
| Steel | 40% | Now | \$1,503,700 | 2031 | ** | 5 | \$530,800 | A |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Courtyards</i> | | | | | | | | |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Courtyards</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Parapets | | | | | | | | |
| Copper/Terne | 2% | | | 2043 | ** | 5 | \$1,800 | A |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Coping</i> | | | | | | | | |
| <i>Explanation : Covered With Tar</i> | | | | | | | | |
| Masonry: Brick | 53% | | | LIFE | ** | 5 | \$10,000 | A |
| Masonry: Granite | 45% | | | LIFE | ** | 5 | \$10,700 | A |
| <hr/> | | | | | | | | |
| Roof | | | | | | | | |
| Built-Up (BUR) | 80% | Now | \$348,800 | 2033 | ** | | | A |
| <i>Blisters, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Over 9th Floor</i> | | | | | | | | |
| <i>Water Penetration, Extent : Severe, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Over 9th Floor</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Over 9th Floor</i> | | | | | | | | |
| Single Ply Membrane | 20% | | | 2023 | | 10 | \$16,000 | A |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Over 8th Floor</i> | | | | | | | | |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
LOUIS LEFKOWITZ BLDG.
Asset # : 13877

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 5% | | | 2024 | \$131,400 | 3 | \$44,000 | C |
| Cast in Place Concrete | 10% | | | LIFE | ** | 5 | \$96,300 | C |
| Ceramic Tile | 3% | | | 2032 | ** | 5 | \$13,200 | C |
| Mosaic Tile | 2% | | | 2028 | ** | 5 | \$22,000 | C |
| Vinyl Tile | 45% | | | 2023 | \$1,906,600 | 3 | \$74,300 | C |
| Vinyl Tile | 35% | Now | \$1,482,900 | 2033 | ** | 3 | \$57,800 | C |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Corridors And Offices, 9th Floor</i> | | | | | | | | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Corridors And Offices, 9th Floor</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : 9x9 Tiles</i> | | | | | | | | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 3% | | | 2026 | ** | 5 | \$10,300 | C |
| Glass: Single Pane | 2% | | | LIFE | ** | 5 | \$5,100 | C |
| Gypsum Board | 25% | | | LIFE | ** | 5 | \$51,500 | C |
| Gypsum Board | 5% | | | LIFE | ** | 5 | \$10,300 | C |
| Masonry: Brick | 5% | | | LIFE | ** | | | C |
| Metal Panel | 8% | | | LIFE | ** | | | C |
| Marble Panels | 10% | | | LIFE | ** | | | C |
| Plaster | 7% | Now | \$133,500 | LIFE | ** | 5 | \$7,200 | C |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : 9th Floor</i> | | | | | | | | |
| <i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 9th Floor</i> | | | | | | | | |
| <i>Paint Peeling, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 9th Floor</i> | | | | | | | | |
| Plaster | 35% | | | LIFE | ** | 5 | \$36,000 | C |
| Ceilings | | | | | | | | |
| AcousTile,Adhered | 20% | | | 2028 | ** | 5 | \$88,100 | B |
| AcousTileSusp.Lay-In | 10% | | | 2036 | ** | 5 | \$44,000 | B |
| Gypsum Board | 5% | | | LIFE | ** | 5 | \$27,500 | B |
| Plaster | 52% | | | LIFE | ** | 5 | \$143,100 | B |
| Plaster | 8% | Now | \$61,100 | LIFE | ** | 5 | \$22,000 | B |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : 9th Floor</i> | | | | | | | | |
| <i>Paint Peeling, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : 9th Floor</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : 9th Floor</i> | | | | | | | | |
| <i>Water Penetration, Extent : Severe, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : 9th Floor</i> | | | | | | | | |
| Plaster | 5% | | | LIFE | ** | 5 | \$13,800 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
LOUIS LEFKOWITZ BLDG.
Asset # : 13877

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Air Circuit Breaker | 30% | | | 2049 | ** | 5 | \$600 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Low Voltage Power Breaker Rated @ 4000 Amperes</i> | | | | | | | | |
| Fused Disc Sw | 70% | | | 2033 | ** | 5 | \$1,300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : 2- 4000 Amps Main Service Protectors</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Air Circuit Breaker | 30% | | | 2049 | ** | 5 | \$600 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Low Voltage Power Breakers</i> | | | | | | | | |
| Fused Disc Sw | 70% | | | 2033 | ** | 5 | \$1,300 | B |
| Raceway | | | | | | | | |
| Conduit | 90% | | | 2023 | \$591,500 | 1 | | B |
| Conduit | 10% | | | 2049 | ** | 1 | | B |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 5% | | | 2045 | ** | 5 | \$500 | B |
| Molded Case Bkrs | 85% | | | 2022 | \$474,800 | 5 | \$9,200 | B |
| Molded Case Bkrs | 10% | | | 2045 | ** | 5 | \$1,100 | B |
| Wiring | | | | | | | | |
| Braided Cloth | 90% | 2-4 | \$689,100 | 2048 | ** | 1 | | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Thermoplastic | 10% | | | 2049 | ** | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 60% | 2-4 | \$426,900 | 2043 | ** | 5 | \$800 | B |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Locally Mounted | 20% | | | 2021 | \$142,300 | 5 | \$600 | B |
| Locally Mounted | 20% | | | 2040 | ** | 5 | \$600 | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Not Accessible | 50% | | | | | | | D |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i> | | | | | | | | |
| <i>Location :</i> | | | | | | | | |
| <i>Explanation : Covered With Insulation</i> | | | | | | | | |
| Generic | 50% | | | LIFE | ** | 5 | \$3,000 | B |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2028 | ** | 1 | \$126,300 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
LOUIS LEFKOWITZ BLDG.
Asset # : 13877

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Stand-by Power | | | | | | | | |
| Generators | | | | | | | | |
| Diesel | 100% | | | 2026 | * * | 1 | \$158,400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : 125 Kw Onan Cummins Genset</i> | | | | | | | | |
| Batteries | | | | | | | | |
| Nickel Cadmium | 100% | | | 2016 | \$600 | 5 | \$91,200 | B |
| Fuel Storage | | | | | | | | |
| Day Tank | | | | | | | | |
| | 50% | | | 2031 | * * | 5 | \$38,000 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Generator Room</i> | | | | | | | | |
| <i>Explanation : No Available Rating Capacity</i> | | | | | | | | |
| Main Tank | | | | | | | | |
| | 50% | | | 2038 | * * | 5 | \$6,000 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Generator Room</i> | | | | | | | | |
| <i>Explanation : 275 Gallons Capacity</i> | | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | | | | | | | | |
| | 75% | | | 2023 | \$1,563,400 | 10 | \$281,400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : T-12 Lamps</i> | | | | | | | | |
| Fluorescent | | | | | | | | |
| | 20% | | | 2031 | * * | 10 | \$75,000 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Some Areas</i> | | | | | | | | |
| <i>Explanation : T-8 Lamps</i> | | | | | | | | |
| Fluorescent | | | | | | | | |
| | 5% | | | 2023 | \$104,200 | 10 | \$18,800 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Staircase Area</i> | | | | | | | | |
| <i>Explanation : Compact Fluorescent Lamps</i> | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | | | | | | | | |
| | 40% | | | 2023 | \$68,500 | 10 | \$39,500 | B |
| Exit, LED | | | | | | | | |
| | 60% | | | 2038 | * * | 1 | | B |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | | | | | | | | |
| | 70% | | | | | | | D |
| Generic | | | | | | | | |
| | 30% | | | 2023 | \$427,500 | 1 | \$45,900 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Lobby And Other Public Spaces</i> | | | | | | | | |
| <i>Explanation : CCTV Surveillance Cameras</i> | | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | | | | | | | | |
| | 65% | | | | | | | D |
| Generic | | | | | | | | |
| | 35% | | | 2023 | \$1,707,100 | 1-3 | \$88,400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Hallways And Offices</i> | | | | | | | | |
| <i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors</i> | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
LOUIS LEFKOWITZ BLDG.
Asset # : 13877

| Mechanical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|-------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Utility Steam | 100% | | | 2033 | ** | 1 | | B |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Sub Basement Steam Room</i> | | | | | | | |
| | <i>Explanation : Steam From Con Ed</i> | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Pres. Reducing Valve/LP Steam | 100% | Now | \$5,800 | 2026 | ** | 5 | \$12,200 | B |
| | <i>Leak Evident, Extent : Severe, Area Affected : 3%</i> | | | | | | | |
| | <i>Location : Sub Basement Prv Room</i> | | | | | | | |
| | <i>Other Observation, Extent : Light, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : Sub -basement Prv Room</i> | | | | | | | |
| | <i>Explanation : 2 Heat Exchangers For Marriage Bureau Heating Devices</i> | | | | | | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 5% | | | 2045 | ** | 4 | \$1,000 | B |
| Steam Piping/Pump | 95% | | | 2033 | ** | 4 | \$19,200 | B |
| Terminal Devices | | | | | | | | |
| Air Handler | 5% | | | 2031 | ** | 1 | \$12,700 | B |
| Convactor/Radiator | 90% | | | 2021 | \$4,003,300 | 1 | \$119,200 | B |
| Fan Coil Unit/Heat | 5% | | | 2031 | ** | 1 | \$6,600 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2039 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Reciprocating Compr/Chiller | 5% | | | 2031 | ** | 1 | \$9,500 | B |
| | <i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : Lower Roof, For Marriage Bureau</i> | | | | | | | |
| Window/Wall Unit | 85% | | | 2018 | \$823,000 | 1 | | B |
| No Component | 10% | | | | | | | D |
| | <i>Other Observation, Extent : Light, Area Affected : 0%</i> | | | | | | | |
| | <i>Location : Sub Basement</i> | | | | | | | |
| | <i>Explanation : 1 Electric Centrifugal System Never Been Connected</i> | | | | | | | |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 5% | | | 2049 | ** | 4 | \$1,000 | B |
| No Component | 95% | | | | | | | D |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 5% | | | 2031 | ** | 1 | \$12,700 | B |
| | <i>Other Observation, Extent : Light, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : Marriage Bureau</i> | | | | | | | |
| | <i>Explanation : For Marriage Bureau</i> | | | | | | | |
| No Component | 95% | | | | | | | D |
| Heat Rejection | | | | | | | | |
| Air Condenser Unit | 5% | | | 2031 | ** | 2 | \$14,300 | B |
| No Component | 95% | | | | | | | D |
| Ventilation | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
LOUIS LEFKOWITZ BLDG.
Asset # : 13877

| Mechanical System Component Type | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$228,100 | B |
| Exhaust Fans | | | | | | | | |
| Interior | 90% | | | 2023 | \$468,600 | 2 | \$11,400 | B |
| Roof | 10% | | | 2028 | ** | 2 | \$1,300 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 90% | | | 2043 | ** | 1 | | B |
| Galv Iron/Steel | 10% | 2-4 | \$2,800 | 2028 | ** | 1 | | B |
| <i>Corroded, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Water Main, Sub Basement</i> | | | | | | | | |
| HW Heat Exchanger | | | | | | | | |
| Low Temp | 100% | | | 2033 | ** | 4 | \$40,600 | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2031 | ** | 4 | \$2,000 | B |
| Backflow Preventer | | | | | | | | |
| No Component | 50% | | | | | | | D |
| Generic | 50% | | | 2028 | ** | 1 | \$12,600 | B |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 100% | | | LIFE | ** | | | C |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : B-9</i> | | | | | | | | |
| <i>Explanation : 10 Units - 2 Freight, 8 Passenger</i> | | | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2043 | ** | 1-5 | \$206,600 | B |
| Sprinkler | | | | | | | | |
| No Component | 90% | | | | | | | D |
| Generic | 10% | | | 2033 | ** | 1-2 | \$11,500 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

Asset Name : MIDTOWN COMMUNITY COURT
Address : 314 W. 54 STREET @EIGHTH AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGS0058.000 / 13880 **Yr Built/Renovated** : 1896 / 2012
Area Sq Ft : 36,000 **Project Type** : PUBLIC BUILDINGS
Date of Survey : 17-Feb-2012 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1044 **Lot** : 22 **BIN** : 1025397

| CAPITAL | FY 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$147,700 | \$359,900 |
| Interior Architecture | \$83,500 | \$277,700 |
| Electrical | \$152,500 | \$113,800 |
| Mechanical | \$50,700 | \$775,300 |
| Total | \$434,300 | \$1,526,700 |
| Priority A | \$147,700 | \$359,900 |
| Priority B | \$203,200 | \$889,100 |
| Priority C | \$83,500 | \$277,700 |
| Total | \$434,300 | \$1,526,700 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | | | \$21,200 | \$16,300 |
| Interior Architecture | \$25,000 | \$21,700 | \$5,800 | \$11,700 |
| Electrical | \$28,600 | \$1,000 | \$1,100 | \$22,500 |
| Mechanical | \$5,400 | \$4,700 | \$6,600 | \$50,800 |
| Elevators/Escalators | \$5,900 | \$5,900 | \$5,900 | \$5,900 |
| Total | \$65,000 | \$33,300 | \$40,600 | \$107,200 |
| Priority A | | | \$21,200 | \$16,300 |
| Priority B | \$65,000 | \$24,900 | \$13,600 | \$85,900 |
| Priority C | | \$8,300 | \$5,800 | \$5,000 |
| Total | \$65,000 | \$33,300 | \$40,600 | \$107,200 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MIDTOWN COMMUNITY COURT
Asset # : 13880

| Architecture | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|--|----------------|-------------------|--------------------|---------|----------------|-------------|---------------|----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Cast Stone/Terra Cotta | 15% | | | LIFE | ** | 5 | \$100,600 | A |
| Masonry: Brick | 50% | | | LIFE | ** | 5 | \$42,900 | A |
| <i>Repairs in Progress, Extent : Light, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Masonry: Granite | 10% | | | LIFE | ** | 5 | \$6,400 | A |
| Stucco Cement | 15% | | | 2028 | ** | 5 | \$32,200 | A |
| Under Construction | 10% | | | | | | | D |
| Windows | | | | | | | | |
| Bronze/Brass | 50% | Now | \$147,700 | 2031 | ** | 5 | \$10,600 | A |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Painted</i> | | | | | | | | |
| Steel | 50% | | | 2022 | | 5 | \$42,400 | A |
| Parapets | | | | | | | | |
| Cast Stone/Terra Cotta | 10% | | | LIFE | ** | 5 | \$700 | A |
| Cast Stone/Terra Cotta | 15% | | | LIFE | ** | 5 | \$1,000 | A |
| Copper/Terne | 10% | | | 2043 | ** | 5 | \$400 | A |
| Masonry: Brick | 65% | | | LIFE | ** | 5 | \$600 | A |
| <i>Repairs in Progress, Extent : Light, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Roof | | | | | | | | |
| Under Construction | 100% | | | | | | | D |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 15% | | | 2022 | \$64,600 | 3 | \$15,000 | C |
| Cast in Place Concrete | 5% | | | LIFE | ** | 5 | \$7,300 | C |
| Ceramic Tile | 5% | | | 2026 | ** | 5 | \$3,300 | C |
| Marble Panels | 5% | Now | \$43,800 | LIFE | ** | 5 | \$2,500 | C |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Main Stair</i> | | | | | | | | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Main Stair</i> | | | | | | | | |
| Quarry Tile | 10% | | | 2028 | ** | 5 | \$10,000 | C |
| Vinyl Tile | 40% | | | 2023 | \$277,700 | 3 | \$10,000 | C |
| Vinyl Tile | 20% | | | 2028 | ** | 3 | \$5,000 | C |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MIDTOWN COMMUNITY COURT
Asset # : 13880

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 5% | | | 2032 | ** | 5 | \$5,000 | C |
| Concrete Masonry Unit | 5% | | | LIFE | ** | 5 | \$2,000 | C |
| Gypsum Board | 35% | | | LIFE | ** | 5 | \$20,800 | C |
| Masonry: Brick | 5% | | | LIFE | ** | | | C |
| Plaster | 10% | Now | \$39,700 | LIFE | ** | 5 | \$3,000 | C |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Main Stair</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Main Stair</i> | | | | | | | | |
| Plaster | 40% | | | LIFE | ** | 5 | \$11,900 | C |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 40% | | | 2036 | ** | 5 | \$26,700 | B |
| AcousTileSusp.Lay-In | 20% | | | 2028 | ** | 5 | \$13,400 | B |
| Masonry:Vault Struct | 5% | | | LIFE | ** | | | B |
| Plaster | 10% | Now | \$25,000 | LIFE | ** | 5 | \$4,200 | B |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Bulkhead</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : 6th Floor And Bulkhead</i> | | | | | | | | |
| Plaster | 25% | | | LIFE | ** | 5 | \$10,400 | B |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 50% | | | 2023 | \$1,700 | 5 | \$100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Main Service Disconnect Switch Rated @ 800 Amperes</i> | | | | | | | | |
| Under Construction | 50% | | | | | | | D |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 50% | | | 2023 | \$24,400 | 5 | \$100 | B |
| Under Construction | 50% | | | | | | | D |
| Raceway | | | | | | | | |
| Conduit | 75% | | | 2023 | \$19,900 | 1 | | B |
| Under Construction | 25% | | | | | | | D |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 10% | | | 2022 | \$3,700 | 5 | \$100 | B |
| Molded Case Bkrs | 20% | 2-4 | \$7,400 | 2048 | ** | 5 | \$100 | B |
| <i>On Extended Life, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Molded Case Bkrs | 30% | | | 2031 | ** | 5 | \$200 | B |
| Molded Case Bkrs | 20% | | | 2022 | \$7,400 | 5 | \$200 | B |
| Under Construction | 20% | | | | | | | D |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MIDTOWN COMMUNITY COURT
Asset # : 13880

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Wiring | | | | | | | | |
| Braided Cloth | 70% | 2-4 | \$19,900 | 2048 | ** | 1 | | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Thermoplastic | 10% | | | 2023 | \$2,800 | 1 | | B |
| Under Construction | 20% | | | | | | | D |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 20% | | | 2021 | \$4,500 | 5 | | B |
| Under Construction | 80% | | | | | | | D |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Under Construction | 50% | | | | | | | D |
| Generic | 50% | Now | \$500 | LIFE | ** | 5 | \$200 | B |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Water Main</i> | | | | | | | | |
| <i>Explanation : Corroded And Connected With Main Water Pipe</i> | | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 80% | | | 2018 | \$152,500 | 10 | \$21,600 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : T-12 Lamps</i> | | | | | | | | |
| Under Construction | 20% | | | | | | | D |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 30% | | | 2023 | \$4,000 | 10 | \$2,100 | B |
| Exit, LED | 70% | | | 2058 | ** | 1 | | B |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 70% | | | | | | | D |
| Generic | 30% | | | 2023 | \$33,200 | 1 | \$3,300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Courtyard, 1st, 5th And 6th Floors</i> | | | | | | | | |
| <i>Explanation : CCTV Surveillance System</i> | | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 70% | | | | | | | D |
| Generic | 30% | | | 2023 | \$113,800 | 1-3 | \$5,500 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Hallways</i> | | | | | | | | |
| <i>Explanation : Alarm Bells, Strobe Lights, Horns And Manual Pull Stations</i> | | | | | | | | |

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Natural Gas | 100% | | | 2033 | ** | 1 | | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MIDTOWN COMMUNITY COURT
Asset # : 13880

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|-------------------------|--|-------------------|--------------------|---------|----------------|-------------|---------------|----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Heating | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Steam Boiler | 100% | | | 2028 | * * | 1 | \$29,200 | B |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Basement Boiler Room</i> | | | | | | | |
| | <i>Explanation : 1 Unit - Scheduled To Be Replaced By New Hot Water Boiler</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Distribution | | | | | | | | |
| Steam Piping/Pump | 100% | | | 2023 | \$255,800 | 4 | \$2,200 | B |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Explanation : Heating System Replacement Is In Progress</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Terminal Devices | | | | | | | | |
| Convactor/Radiator | 100% | | | 2021 | \$346,000 | 1 | \$9,500 | B |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Explanation : Scheduled To Be Replaced</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2031 | * * | 1 | | B |
| <hr/> | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Ext Pkg Unit - Cooling | 30% | | | 2018 | \$50,700 | 2 | \$500 | B |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Explanation : A C System Replacement Is In Progress</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Window/Wall Unit | 40% | | | 2018 | \$30,100 | 1 | | B |
| No Component | 30% | | | | | | | D |
| <hr/> | | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 30% | | | LIFE | * * | 2-5 | \$4,900 | B |
| No Component | 70% | | | | | | | D |
| <hr/> | | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Interior | 30% | | | 2018 | \$12,100 | 2 | \$300 | B |
| No Component | 70% | | | | | | | D |
| <hr/> | | | | | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Galv Iron/Steel | 100% | | | 2021 | \$109,400 | 1 | | B |
| | <i>Corroded, Extent : Severe, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Water Main Valve, Basement</i> | | | | | | | |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Explanation : System Replacement Is In Progress</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2023 | \$8,500 | 2 | \$400 | B |
| | <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Basement</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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
MIDTOWN COMMUNITY COURT
Asset # : 13880

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Plumbing | | | | | | | | |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2033 | * * | 4 | \$1,300 | B |
| | | <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement</i> | | | | | | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 100% | | | LIFE | * * | | | C |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : B-6</i> | | | | | | |
| | | <i>Explanation : 1 Unit</i> | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2053 | * * | 1-5 | \$14,900 | B |
| | | <i>Recent Installation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Various</i> | | | | | | |
| Sprinkler | | | | | | | | |
| No Component | 85% | | | | | | | D |
| Generic | 15% | | | 2023 | \$64,200 | 1-2 | \$1,200 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$149,600 | \$1,286,100 |
| Interior Architecture | \$2,356,100 | \$1,168,700 |
| Electrical | \$846,500 | \$4,231,200 |
| Mechanical | \$1,444,700 | \$3,246,600 |
| Total | \$4,797,000 | \$9,932,700 |
| Priority A | \$149,600 | \$1,286,100 |
| Priority B | \$3,088,500 | \$8,085,400 |
| Priority C | \$1,558,800 | \$561,100 |
| Total | \$4,797,000 | \$9,932,700 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|--------------------|--------------------|--------------------|--------------------|
| Exterior Architecture | | \$28,600 | | \$27,000 |
| Interior Architecture | \$63,300 | \$318,500 | | \$75,400 |
| Electrical | \$61,400 | \$67,000 | \$66,500 | \$93,100 |
| Mechanical | \$126,500 | \$96,400 | \$185,000 | \$86,800 |
| Elevators/Escalators | \$1,101,500 | \$1,101,500 | \$1,101,500 | \$1,101,500 |
| Total | \$1,352,700 | \$1,611,900 | \$1,353,000 | \$1,383,800 |
| Priority A | | \$28,600 | | \$27,000 |
| Priority B | \$1,307,400 | \$1,264,800 | \$1,353,000 | \$1,311,600 |
| Priority C | \$45,200 | \$318,500 | | \$45,200 |
| Total | \$1,352,700 | \$1,611,900 | \$1,353,000 | \$1,383,800 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MUNICIPAL BUILDING
Asset # : 2071

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Granite | 100% | | | LIFE | ** | 5 | \$568,600 | A |
| Windows | | | | | | | | |
| Aluminum | 95% | | | 2039 | ** | 5 | \$173,700 | A |
| Bronze/Brass | 5% | | | 2031 | ** | 5 | \$57,200 | A |
| Parapets | | | | | | | | |
| Masonry: Brick | 60% | | | LIFE | ** | 5 | \$22,600 | A |
| Masonry: Granite | 30% | | | LIFE | ** | 5 | \$14,200 | A |
| Masonry: Granite | 10% | Now | \$54,300 | LIFE | ** | 5 | \$4,700 | A |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Coping</i> | | | | | | | | |
| Roof | | | | | | | | |
| Metal Panel | 15% | | | 2028 | ** | 10 | \$27,000 | A |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Sloped Roof</i> | | | | | | | | |
| <i>Explanation : Painted Surface</i> | | | | | | | | |
| Modified Bitumen | 25% | Now | \$38,800 | 2023 | \$194,000 | | | A |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Over 24th Floor</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Over 24th Floor</i> | | | | | | | | |
| Modified Bitumen | 40% | | | 2023 | \$310,400 | 10 | \$39,300 | A |
| Panel/Paver: Cer/Brk | 20% | Now | \$56,500 | 2043 | ** | | | A |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Over Chiller Room In Sub-basement</i> | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 5% | | | 2024 | \$388,700 | 3 | \$120,600 | C |
| Carpet | 25% | | | 2022 | \$1,943,700 | 3 | \$452,300 | C |
| Carpet | 20% | | | 2019 | \$1,555,000 | 3 | \$361,800 | C |
| Cast in Place Concrete | 3% | | | LIFE | ** | 5 | \$79,200 | C |
| Ceramic Tile | 2% | | | 2036 | ** | 5 | \$24,100 | C |
| Mosaic Tile | 15% | | | 2028 | ** | 5 | \$452,300 | C |
| Marble Panels | 2% | | | LIFE | ** | 5 | \$18,100 | C |
| Vinyl Tile | 10% | | | 2018 | \$1,253,700 | 3 | \$60,300 | C |
| Vinyl Tile | 18% | | | 2028 | ** | 3 | \$81,400 | C |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MUNICIPAL BUILDING
Asset # : 2071

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 2% | | | 2036 | ** | 5 | \$15,800 | C |
| Concrete Masonry Unit | 5% | | | LIFE | ** | 5 | \$15,800 | C |
| Glass: Single Pane | 3% | | | LIFE | ** | 5 | \$17,800 | C |
| Gypsum Board | 30% | | | LIFE | ** | 5 | \$142,100 | C |
| Gypsum Board | 3% | | | LIFE | ** | 5 | \$14,200 | C |
| Masonry: Brick | 5% | | | LIFE | ** | | | C |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| Marble Panels | 10% | | | LIFE | ** | | | C |
| Plaster | 37% | | | LIFE | ** | 5 | \$87,700 | C |
| Plaster | 5% | Now | \$79,000 | LIFE | ** | 5 | \$11,800 | C |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Stair To 25th Floor</i> | | | | | | | | |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Stair To 25th Floor</i> | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTileConcealSpLn | 15% | | | 2028 | ** | 5 | \$226,100 | B |
| AcousTileSusp.Lay-In | 5% | | | 2028 | ** | 5 | \$60,300 | B |
| AcousTileSusp.Lay-In | 32% | | | 2036 | ** | 5 | \$386,000 | B |
| AcousTileSusp.Lay-In | 3% | | | 2040 | ** | 5 | \$36,200 | B |
| Exposed Concrete | 3% | Now | \$152,100 | LIFE | ** | 5 | \$5,700 | B |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Sub Basement</i> | | | | | | | | |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Sub Basement</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Sub Basement</i> | | | | | | | | |
| Gypsum Board | 2% | | | LIFE | ** | 5 | \$30,200 | B |
| Plaster | 15% | Now | \$339,100 | LIFE | ** | 5 | \$113,100 | B |
| <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Corridors</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Corridor(s) All floors</i> | | | | | | | | |
| Plaster | 25% | | | LIFE | ** | 5 | \$188,500 | B |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2043 | ** | 5 | \$3,400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : (3) 6000 Amps Bolted Pressure Switch Main Disconnects; (4) 4000 Amps Bolted Pressure Main Disconnects.</i> | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MUNICIPAL BUILDING
Asset # : 2071

| Electrical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts | | | | | | | | |
| Transformers | | | | | | | | |
| Dry Type | 50% | | | 2021 | \$7,600 | 5 | \$1,400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : (3) 1000 Kva</i> | | | | | | | | |
| Dry Type | 50% | | | 2036 | ** | 5 | \$1,400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : (2) 500 Kva , 480/277/208 Volts</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 10% | | | 2023 | \$91,000 | 5 | \$300 | B |
| Molded Case Bkrs | 70% | | | 2043 | ** | 5 | \$14,100 | B |
| Molded Case Bkrs | 20% | | | 2033 | ** | 5 | \$4,000 | B |
| Raceway | | | | | | | | |
| Busway | 5% | | | 2028 | ** | 1 | | B |
| Conduit | 55% | | | 2023 | \$650,800 | 1 | | B |
| Conduit | 40% | | | 2043 | ** | 1 | | B |
| Panelboards | | | | | | | | |
| Molded Case Bkrs | 50% | | | 2022 | \$511,000 | 5 | \$10,100 | B |
| Molded Case Bkrs | 50% | | | 2039 | ** | 5 | \$10,100 | B |
| Wiring | | | | | | | | |
| Braided Cloth | 20% | 2-4 | \$275,700 | 2048 | ** | 1 | | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| Busway | 5% | | | 2028 | ** | 1 | | B |
| Thermoplastic | 30% | | | 2033 | ** | 1 | | B |
| Thermoplastic | 45% | | | 2043 | ** | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 20% | | | 2021 | \$244,100 | 5 | \$1,000 | B |
| Locally Mounted | 60% | | | 2036 | ** | 5 | \$3,100 | B |
| Motor Control Center | 20% | | | 2021 | \$244,100 | 5 | \$4,200 | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Not Accessible | 100% | | | | | | | D |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i> | | | | | | | | |
| <i>Location :</i> | | | | | | | | |
| <i>Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible - Covered With Insulation</i> | | | | | | | | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2040 | ** | 1 | \$234,700 | B |
| Generators | | | | | | | | |
| Diesel | 100% | | | 2036 | ** | 1 | \$294,400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Generator Room / Basement</i> | | | | | | | | |
| <i>Explanation : Cumminns Genset Rated @ 1352 Kw</i> | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MUNICIPAL BUILDING
Asset # : 2071

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Stand-by Power | | | | | | | | |
| Batteries | | | | | | | | |
| Lead/Acid | 100% | | | 2018 | \$700 | 5 | \$28,200 | B |
| Fuel Storage | | | | | | | | |
| Day Tank | 50% | | | 2045 | ** | 5 | \$74,800 | B |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Generator Room / Basement</i> | | | | | | |
| | | <i>Explanation : 550 Gallons Capacity</i> | | | | | | |
| Main Tank | 50% | | | 2038 | ** | 5 | \$11,900 | B |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 59% | | | 2028 | ** | 10 | \$436,100 | B |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Throughout The Building</i> | | | | | | |
| | | <i>Explanation : T-8 Lamps</i> | | | | | | |
| Fluorescent | 30% | | | 2023 | \$1,330,800 | 10 | \$221,800 | B |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Throughout The Building</i> | | | | | | |
| | | <i>Explanation : T-12 Lamps</i> | | | | | | |
| Fluorescent | 10% | | | 2023 | \$443,600 | 10 | \$73,900 | B |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Corridors And Basement</i> | | | | | | |
| | | <i>Explanation : Compact Fluorescent Lamps</i> | | | | | | |
| HID | 1% | | | 2023 | \$36,700 | 10 | \$300 | B |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | | | | | | | | |
| | 50% | | | 2028 | ** | 10 | \$97,300 | B |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Throughout The Building</i> | | | | | | |
| | | <i>Explanation : Some Lighting Fixtures Are Equipped With Battery Pack</i> | | | | | | |
| Exit, LED | 50% | | | 2051 | ** | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2023 | \$346,000 | 10 | \$2,400 | B |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 70% | | | | | | | D |
| Generic | 30% | | | 2031 | ** | 1 | \$85,300 | B |
| | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Lobby And Corridors</i> | | | | | | |
| | | <i>Explanation : CCTV Surveillance Camera System</i> | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| Under Construction | 100% | | | | | | | D |

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MUNICIPAL BUILDING
Asset # : 2071

| Mechanical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Utility Steam | 100% | | | 2033 | ** | 1 | | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement Steam Room</i> | | | | | | | | |
| <i>Explanation : From Con Edison</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Pres. Reducing Valve/LP Steam | 100% | | | 2026 | ** | 5 | \$47,900 | B |
| <hr/> | | | | | | | | |
| Distribution | | | | | | | | |
| Steam Piping/Pump | 100% | | | 2033 | ** | 4 | \$39,800 | B |
| <hr/> | | | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler | 10% | | | 2023 | \$540,300 | 1 | \$49,900 | B |
| Convactor/Radiator | 90% | | | 2028 | ** | 1 | \$234,700 | B |
| <hr/> | | | | | | | | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Utility Steam | 10% | | | 2033 | ** | 1 | | B |
| Electricity | 90% | | | 2031 | ** | 1 | | B |
| <hr/> | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Absorption Chiller/Steam/HW | 10% | | | 2032 | ** | 1 | \$87,300 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Sub Basement Air Conditioning Equipment Room</i> | | | | | | | | |
| <i>Explanation : 90% Of Equipment Capacity Services Other Nearby City Buildings</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Int Pkg Unit - Cooling | 10% | | | 2021 | \$1,393,600 | 2 | \$5,000 | B |
| Window/Wall Unit | 65% | | | 2018 | \$1,339,200 | 1 | | B |
| No Component | 15% | | | | | | | D |
| <hr/> | | | | | | | | |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 10% | | | 2033 | ** | 4 | \$4,000 | B |
| No Component | 90% | | | | | | | D |
| <hr/> | | | | | | | | |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 20% | | | 2023 | \$723,600 | 1 | \$99,800 | B |
| No Component | 80% | | | | | | | D |
| <hr/> | | | | | | | | |
| Heat Rejection | | | | | | | | |
| Water Cool Tower | 20% | | | 2021 | \$350,300 | 2 | \$162,200 | B |
| <i>Repairs In Progress, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : 5 Units On 26th Floor Roof. 2 Older Units Are Currently Under Repair</i> | | | | | | | | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : 26th Floor Roof</i> | | | | | | | | |
| <i>Explanation : 90% Of Equipment Capacity Services Other Nearby City Buildings</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| No Component | 80% | | | | | | | D |
| <hr/> | | | | | | | | |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 20% | | | LIFE | ** | 2-5 | \$89,900 | B |
| No Component | 80% | | | | | | | D |
| <hr/> | | | | | | | | |
| Exhaust Fans | | | | | | | | |
| Interior | 20% | | | 2023 | \$93,300 | 2 | \$5,000 | B |
| No Component | 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
MUNICIPAL BUILDING
Asset # : 2071

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 80% | | | 2043 | ** | 1 | | B |
| Galv Iron/Steel | 20% | | | 2028 | ** | 1 | | B |
| HW Heat Exchanger | | | | | | | | |
| Low Temp | 100% | | | 2033 | ** | 4 | \$79,900 | B |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement</i> | | | | | | |
| | | <i>Explanation : 3 Units</i> | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2023 | \$11,200 | 4 | \$2,000 | B |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2028 | ** | 4 | \$2,000 | B |
| Backflow Preventer | | | | | | | | |
| Generic | 100% | | | 2031 | ** | 1 | \$49,800 | B |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 100% | | | LIFE | ** | | | C |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : (16) 1-15 (8) 15-24 (4) 16-25 (2) Service Units 1-25 (1) Tower 24-36</i> | | | | | | |
| | | <i>Explanation : Total 31 Units. 30 Main Elevators, 1 Tower Elevator</i> | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2033 | ** | 1-5 | \$422,100 | B |
| Sprinkler | | | | | | | | |
| No Component | 70% | | | | | | | D |
| Generic | 30% | | | 2033 | ** | 1-2 | \$67,800 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$64,500 | \$90,600 |
| Electrical | | \$45,600 |
| Total | \$64,500 | \$136,200 |
| Priority A | \$64,500 | \$90,600 |
| Priority B | | \$45,600 |
| Total | \$64,500 | \$136,200 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$33,400 | | | |
| Interior Architecture | \$54,100 | \$10,900 | | \$16,500 |
| Electrical | \$10,300 | \$10,000 | \$9,000 | \$16,600 |
| Mechanical | \$10,300 | \$12,700 | \$16,200 | \$11,700 |
| Elevators/Escalators | \$7,900 | \$7,900 | \$7,900 | \$7,900 |
| Total | \$116,000 | \$41,600 | \$33,100 | \$52,800 |
| Priority A | \$33,400 | | | |
| Priority B | \$53,300 | \$30,700 | \$33,100 | \$36,200 |
| Priority C | \$29,300 | \$10,900 | | \$16,500 |
| Total | \$116,000 | \$41,600 | \$33,100 | \$52,800 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
OEM HEADQUARTERS
Asset # : 14126

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Metal, Corrugated | 10% | | | 2049 | ** | 1 | | A |
| Metal Panel | 5% | | | 2049 | ** | 5-10 | \$14,400 | A |
| Panel/Paver: Limestone | 80% | | | LIFE | ** | 5 | \$25,200 | A |
| <i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : South Facade, East Facade</i> | | | | | | | | |
| Window Wall | 5% | | | 2049 | ** | 5 | \$7,900 | A |
| Windows | | | | | | | | |
| Aluminum | 100% | Now | \$64,500 | 2045 | ** | 5 | \$6,600 | A |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : North Facade</i> | | | | | | | | |
| Parapets | | | | | | | | |
| Metal Panel | 65% | | | 2049 | ** | 5 | \$47,400 | A |
| Metal Rail | 25% | | | 2040 | ** | 5-10 | \$85,000 | A |
| Panel/Paver: Limestone | 10% | | | LIFE | ** | 5 | \$2,100 | A |
| Roof | | | | | | | | |
| IRMA/Protected Membrane | 100% | | | 2031 | ** | 10 | \$39,000 | A |
| <i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 40% | | | 2024 | | 3 | \$66,200 | C |
| Cast in Place Concrete | 5% | Now | \$12,700 | LIFE | ** | 5 | \$9,000 | C |
| <i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Plumbing Fire Protection Room</i> | | | | | | | | |
| Ceramic Tile | 3% | | | 2036 | ** | 5 | \$2,500 | C |
| Raised Access Floor | 2% | | | 2036 | ** | 5 | \$6,200 | C |
| Vinyl Tile | 50% | | | 2031 | ** | 3 | \$15,500 | C |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 5% | | | 2036 | ** | 5 | \$2,800 | C |
| Glass: Single Pane | 10% | | | LIFE | ** | 5 | \$4,200 | C |
| Gypsum Board | 75% | | | LIFE | ** | 5 | \$25,100 | C |
| Granite Panels | 5% | | | LIFE | ** | | | C |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : First Floor, Lobby</i> | | | | | | | | |
| <i>Explanation : This Component Is Actually Slate Panels</i> | | | | | | | | |
| Wood | 5% | | | LIFE | ** | 5 | \$11,200 | C |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 60% | | | 2040 | ** | 5 | \$49,600 | B |
| Exposed Concrete | 25% | | | LIFE | ** | 5 | \$3,200 | B |
| Gypsum Board | 15% | | | LIFE | ** | 5 | \$15,500 | B |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Commissioners Office</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Commissioners Office</i> | | | | | | | | |
| <i>Explanation : The Water Is Coming From Balcony Above Office</i> | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
OEM HEADQUARTERS
Asset # : 14126

| Electrical | Current Repair | | Future Replacement | | Maintenance | | Priority | |
|--|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|-------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Code |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2049 | ** | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Main Service Disconnect Switch Rated @ 4000 Amperes</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 95% | | | 2049 | ** | 5 | \$200 | B |
| Molded Case Bkrs | 5% | | | 2049 | ** | 5 | \$100 | B |
| <hr/> | | | | | | | | |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2049 | ** | 1 | | B |
| <hr/> | | | | | | | | |
| Panelboards | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2045 | ** | 5 | \$1,500 | B |
| <hr/> | | | | | | | | |
| Wiring | | | | | | | | |
| Thermoplastic | 100% | | | 2049 | ** | 1 | | B |
| <hr/> | | | | | | | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 30% | | | 2040 | ** | 5 | \$100 | B |
| Motor Control Center | 70% | | | 2040 | ** | 5 | \$1,100 | B |
| <hr/> | | | | | | | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$800 | B |
| <hr/> | | | | | | | | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2040 | ** | 1 | \$17,100 | B |
| <hr/> | | | | | | | | |
| Generators | | | | | | | | |
| Diesel | 100% | | | 2036 | ** | 1 | \$21,400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Generator Room</i> | | | | | | | | |
| <i>Explanation : Generator Rated @ 1400 Kw</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Batteries | | | | | | | | |
| Nickel Cadmium | 100% | | | 2018 | \$600 | 5 | \$12,300 | B |
| <hr/> | | | | | | | | |
| Fuel Storage | | | | | | | | |
| Main Tank | 100% | | | 2058 | ** | 5 | \$1,600 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : 7500 Gallons Capacity</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 85% | | | 2031 | ** | 10 | \$43,100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : T-8 Lamps</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| Fluorescent | 5% | | | 2031 | ** | 10 | \$2,500 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Corridors</i> | | | | | | | | |
| <i>Explanation : T-5 Lamps</i> | | | | | | | | |
| <hr/> | | | | | | | | |
| HID | 10% | | | 2031 | ** | 10 | \$200 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
OEM HEADQUARTERS
Asset # : 14126

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--------------------------------|-------------------|--------------------------|--|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 50% | | | 2031 | ** | 1 | | B |
| Exit, LED | 50% | | | 2058 | ** | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2031 | ** | 10 | \$200 | B |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| Generic | 100% | | | 2031 | ** | 1 | \$20,700 | B |
| | | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Throughout The Building</i> | | | | | |
| | | | <i>Explanation : CCTV Surveillance Cameras</i> | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| Generic | 100% | | | 2031 | ** | 1-3 | \$34,100 | B |
| | | | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Throughout The Building</i> | | | | | |
| | | | <i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Alarm Bells</i> | | | | | |
| Mechanical | | | | | | | | |
| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Interruptible Gas/Dual Fuel | 100% | | | 2049 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Hot Water Boiler | 100% | | | 2040 | ** | 1 | \$27,400 | B |
| | | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : Basement Boiler Room</i> | | | | | |
| | | | <i>Explanation : 2 Units</i> | | | | | |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 100% | | | 2045 | ** | 4 | \$2,700 | B |
| Terminal Devices | | | | | | | | |
| Air Handler | 70% | | | 2031 | ** | 1 | \$24,000 | B |
| Convactor/Radiator | 30% | | | 2040 | ** | 1 | \$5,400 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2045 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Int Pkg Unit - Cooling | 20% | | | 2027 | ** | 2 | \$700 | B |
| Ext Pkg Unit - Heating/Cooling | 80% | | | 2028 | ** | 2 | \$2,700 | B |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 20% | | | 2049 | ** | 4 | \$500 | B |
| No Component | 80% | | | | | | | D |
| Heat Rejection | | | | | | | | |
| Remote Air Cond | 20% | | | 2028 | ** | 2 | \$7,700 | B |
| No Component | 80% | | | | | | | D |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
OEM HEADQUARTERS
Asset # : 14126

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|-----------------------|----------------|---|--------------------|---------|----------------|-------------|---------------|----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | * * | 2-5 | \$30,800 | B |
| Exhaust Fans | | | | | | | | |
| Roof | 100% | | | 2028 | * * | 2 | \$1,700 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2049 | * * | 1 | | B |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2022 | \$14,800 | 2 | \$800 | B |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement</i> | | | | | | |
| | | <i>Explanation : 2 Dual Fuel Units</i> | | | | | | |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | * * | 1 | | B |
| Backflow Preventer | | | | | | | | |
| Generic | 100% | | | 2031 | * * | 1 | \$3,400 | B |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| | | <i>Low Consumption Fixtures, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Throughout</i> | | | | | | |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Hydraulic | 100% | | | LIFE | * * | | | C |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : C-3</i> | | | | | | |
| | | <i>Explanation : Two Units</i> | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2049 | * * | 1-5 | \$27,900 | B |
| Sprinkler | | | | | | | | |
| Generic | 100% | | | 2049 | * * | 1-2 | \$15,500 | B |
| Fire Pump | | | | | | | | |
| Generic | 100% | | | 2036 | * * | 1 | \$10,300 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | | \$394,800 |
| Interior Architecture | \$157,700 | \$1,142,100 |
| Electrical | | \$161,800 |
| Mechanical | | \$404,600 |
| Total | \$157,700 | \$2,103,200 |
| Priority A | | \$394,800 |
| Priority B | \$157,700 | \$644,200 |
| Priority C | | \$1,064,300 |
| Total | \$157,700 | \$2,103,200 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|-----------------|------------------|------------------|------------------|
| Exterior Architecture | | | | \$13,200 |
| Interior Architecture | | \$32,100 | \$17,100 | |
| Electrical | \$13,400 | \$14,100 | \$12,000 | \$16,800 |
| Mechanical | \$56,500 | \$67,900 | \$51,000 | \$113,800 |
| Elevators/Escalators | \$26,600 | \$26,600 | \$26,600 | \$26,600 |
| Total | \$96,600 | \$140,800 | \$106,700 | \$170,400 |
| Priority A | | | | \$13,200 |
| Priority B | \$96,600 | \$108,700 | \$89,600 | \$157,200 |
| Priority C | | \$32,100 | \$17,100 | |
| Total | \$96,600 | \$140,800 | \$106,700 | \$170,400 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
OFFICE BUILDING JUDICIAL CENTER
Asset # : 4381

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 40% | | | LIFE | ** | 5 | \$40,300 | A |
| Metal/Glass Curt Wall | 55% | | | LIFE | ** | 5 | \$103,900 | A |
| Marble Panels | 5% | | | LIFE | ** | 5 | \$3,800 | A |
| Windows | | | | | | | | |
| Aluminum | 100% | | | 2039 | ** | 5 | \$45,500 | A |
| Parapets | | | | | | | | |
| Masonry: Brick | 30% | | | LIFE | ** | 5 | \$2,900 | A |
| Metal/Glass Curt Wall | 30% | | | 2043 | ** | 5 | \$11,300 | A |
| Metal Panel | 40% | | | 2043 | ** | 5 | \$15,100 | A |
| Roof | | | | | | | | |
| Modified Bitumen | 100% | | | 2023 | \$250,600 | 10 | \$34,300 | A |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 30% | | | 2019 | \$328,000 | 3 | \$82,500 | C |
| Cast in Place Concrete | 10% | | | LIFE | ** | 5 | \$40,100 | C |
| Ceramic Tile | 5% | | | 2026 | ** | 5 | \$9,200 | C |
| Vinyl Tile | 55% | | | 2023 | \$969,700 | 3 | \$37,800 | C |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 10% | | | LIFE | ** | | | C |
| Ceramic Tile | 5% | | | 2032 | ** | 5 | \$9,100 | C |
| Concrete Masonry Unit | 15% | | | LIFE | ** | 5 | \$10,900 | C |
| | | <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | |
| | | <i>Location : Stairwells, Basement</i> | | | | | | |
| Gypsum Board | 50% | | | LIFE | ** | 5 | \$54,400 | C |
| Plaster | 20% | | | LIFE | ** | 5 | \$10,900 | C |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 85% | 2-4 | \$52,500 | 2028 | ** | 5 | \$77,900 | B |
| | | <i>Loose/Delam Surface, Extent : Light, Area Affected : 5%</i> | | | | | | |
| | | <i>Location : Lobby, Corridors</i> | | | | | | |
| | | <i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i> | | | | | | |
| | | <i>Location : Lobby, Corridors</i> | | | | | | |
| Exposed Concrete | 5% | | | LIFE | ** | 5 | \$1,400 | B |
| Exposed Struc: Steel | 5% | 2-4 | \$105,200 | LIFE | ** | | | B |
| | | <i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i> | | | | | | |
| | | <i>Location : Basement, Throughout</i> | | | | | | |
| Gypsum Board | 5% | | | LIFE | ** | 5 | \$11,500 | B |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
OFFICE BUILDING JUDICIAL CENTER
Asset # : 4381

| Electrical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|--------------------------|---|-------------------|--------------------|---------|----------------|-------------|---------------|----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2049 | ** | 5 | \$600 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Electrical Room</i> | | | | | | | |
| | <i>Explanation : One 3000 Amps Main Disconnect Switch</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 80% | | | 2049 | ** | 5 | \$400 | B |
| Fused Disc Sw | 20% | | | 2033 | ** | 5 | \$100 | B |
| <hr/> | | | | | | | | |
| Raceway | | | | | | | | |
| Conduit | 80% | | | 2049 | ** | 1 | | B |
| Conduit | 20% | | | 2033 | ** | 1 | | B |
| <hr/> | | | | | | | | |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 10% | | | 2045 | ** | 5 | \$300 | B |
| Fused Disc Sw | 5% | | | 2045 | ** | 5 | \$100 | B |
| Molded Case Bkrs | 10% | | | 2031 | ** | 5 | \$300 | B |
| Molded Case Bkrs | 75% | | | 2045 | ** | 5 | \$2,400 | B |
| <hr/> | | | | | | | | |
| Wiring | | | | | | | | |
| Thermoplastic | 90% | | | 2049 | ** | 1 | | B |
| Thermoplastic | 10% | | | 2033 | ** | 1 | | B |
| <hr/> | | | | | | | | |
| Motor Controlllers | | | | | | | | |
| Locally Mounted | 30% | | | 2036 | ** | 5 | \$200 | B |
| Motor Control Center | 70% | | | 2036 | ** | 5 | \$2,300 | B |
| <hr/> | | | | | | | | |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$1,800 | B |
| <hr/> | | | | | | | | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2040 | ** | 1 | \$37,900 | B |
| <hr/> | | | | | | | | |
| Generators | | | | | | | | |
| Diesel | 100% | | | 2036 | ** | 1 | \$47,500 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Outside</i> | | | | | | | |
| | <i>Explanation : One 275 Kw</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Batteries | | | | | | | | |
| Lead/Acid | 100% | | | 2018 | \$600 | 5 | \$4,500 | B |
| <hr/> | | | | | | | | |
| Fuel Storage | | | | | | | | |
| Main Tank | 100% | | | 2038 | ** | 5 | \$3,600 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Basement</i> | | | | | | | |
| | <i>Explanation : One 500 Gals</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Lighting | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
OFFICE BUILDING JUDICIAL CENTER
Asset # : 4381

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 95% | | | 2031 | ** | 10 | \$106,700 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Explanation : T-8 Lamps</i> | | | | | | | |
| Fluorescent | 3% | | | 2031 | ** | 10 | \$3,400 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Lobby</i> | | | | | | | |
| | <i>Explanation : T-5 Lamps</i> | | | | | | | |
| HID | 2% | | | 2023 | | 10 | \$100 | B |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 49% | | | 2031 | ** | 1 | | B |
| Emergency, Battery | 1% | | | 2023 | | 10 | \$300 | B |
| Exit, LED | 50% | | | 2063 | ** | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2023 | | 10 | \$400 | B |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| No Component | 70% | | | | | | | D |
| Generic | 30% | | | 2031 | ** | 1 | \$13,800 | B |
| Fire/Smoke Detection | | | | | | | | |
| No Component | 70% | | | | | | | D |
| Generic | 30% | | | 2031 | ** | 1-3 | \$22,700 | B |
| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Natural Gas | 100% | | | 2043 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Hot Water Boiler | 100% | | | 2036 | ** | 1 | \$60,700 | B |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 100% | | | 2039 | ** | 4 | \$9,100 | B |
| Terminal Devices | | | | | | | | |
| Air Handler | 40% | | | 2028 | ** | 1 | \$30,300 | B |
| Convactor/Radiator | 20% | | | 2036 | ** | 1 | \$7,900 | B |
| Fan Coil Unit/Heat | 40% | | | 2028 | ** | 1 | \$15,900 | B |
| | <i>Other Observation, Extent : Light, Area Affected : 60%</i> | | | | | | | |
| | <i>Location : Serves Perimeter Of Building</i> | | | | | | | |
| | <i>Explanation : Dual Temperature Fan Coil Units</i> | | | | | | | |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 10% | | | 2039 | ** | 1 | | B |
| Natural Gas | 90% | | | 2043 | ** | 1 | | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
OFFICE BUILDING JUDICIAL CENTER
Asset # : 4381

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Air Conditioning | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Absorption Chiller/Steam/HW | 90% | 0-2 | \$20,900 | 2032 | ** | 1 | \$107,400 | B |
| <i>Leak Evident, Extent : Light, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Basement Mechanical Equipment Room, 1 Of 3 Units Not Holding Vacuum</i> | | | | | | | | |
| <i>Repairs In Progress, Extent : Light, Area Affected : 30%</i> | | | | | | | | |
| <i>Location : Basement Mechanical Equipment Room, 1 Of 3 Units</i> | | | | | | | | |
| Reciprocating Compr/Chiller | 10% | | | 2028 | ** | 1 | \$5,700 | B |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 100% | | | 2043 | ** | 4 | \$9,100 | B |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 100% | | | 2028 | ** | 1 | \$75,800 | B |
| Heat Rejection | | | | | | | | |
| Water Cool Tower | 100% | | | 2024 | \$404,600 | 2 | \$123,200 | B |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$68,300 | B |
| Exhaust Fans | | | | | | | | |
| Interior | 90% | | | 2028 | ** | 2 | \$3,400 | B |
| Roof | 10% | | | 2028 | ** | 2 | \$400 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2043 | ** | 1 | | B |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2018 | \$32,800 | 2 | \$1,800 | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Sewage Ejector(s) | | | | | | | | |
| Electric | 100% | | | 2028 | ** | 4 | \$2,000 | B |
| Backflow Preventer | | | | | | | | |
| Generic | 100% | | | 2028 | ** | 1 | \$7,600 | B |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 100% | | | LIFE | ** | | | C |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : (1) B-9, (2) 1-9</i> | | | | | | | | |
| <i>Explanation : 3 Units</i> | | | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2043 | ** | 1-5 | \$61,800 | B |
| Sprinkler | | | | | | | | |
| Generic | 100% | | | 2043 | ** | 1-2 | \$34,400 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
OFFICE BUILDING JUDICIAL CENTER
Asset # : 4381

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression Fire Pump Generic | 100% | | | 2032 | * * | 1 | \$22,900 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 : 31-May-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,ph
Block : 2274 **Lot** : 2 **BIN** : 4052812

| CAPITAL | FY 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$655,800 | \$198,900 |
| Interior Architecture | \$381,700 | \$1,603,500 |
| Electrical | \$167,800 | \$1,691,500 |
| Mechanical | \$48,500 | \$847,200 |
| Total | \$1,253,900 | \$4,341,200 |
| Priority A | \$655,800 | \$198,900 |
| Priority B | \$410,200 | \$2,764,500 |
| Priority C | \$187,900 | \$1,377,800 |
| Total | \$1,253,900 | \$4,341,200 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|-----------------|------------------|------------------|
| Exterior Architecture | \$55,900 | | \$12,000 | |
| Interior Architecture | \$160,700 | \$7,400 | \$62,500 | \$23,800 |
| Electrical | \$56,000 | \$27,600 | \$35,300 | \$29,000 |
| Mechanical | \$89,500 | \$58,400 | \$90,700 | \$66,200 |
| Elevators/Escalators | \$3,900 | \$3,900 | \$3,900 | \$3,900 |
| Total | \$366,000 | \$97,400 | \$204,400 | \$123,000 |
| Priority A | \$55,900 | | \$12,000 | |
| Priority B | \$214,100 | \$97,400 | \$161,200 | \$99,200 |
| Priority C | \$96,100 | | \$31,100 | \$23,800 |
| Total | \$366,000 | \$97,400 | \$204,400 | \$123,000 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS BOROUGH HALL
Asset # : 2039

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 90% | | | LIFE | ** | 5 | \$321,500 | A |
| Masonry: Limestone | 10% | Now | \$113,200 | LIFE | ** | 5 | \$13,400 | A |
| <i>Spalling, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Main Entrance</i> | | | | | | | | |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Main Entrance</i> | | | | | | | | |
| Windows | | | | | | | | |
| Aluminum | 100% | | | 2040 | ** | 5 | \$58,600 | A |
| Parapets | | | | | | | | |
| Masonry: Brick | 85% | Now | \$251,700 | LIFE | ** | 5 | \$18,700 | A |
| <i>Painted Surfaces, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Interior Face</i> | | | | | | | | |
| <i>Spalling, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Interior Face</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Light, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Interior Face</i> | | | | | | | | |
| Masonry: Limestone | 10% | Now | \$26,600 | LIFE | ** | 5 | \$2,800 | A |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Coping</i> | | | | | | | | |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Coping</i> | | | | | | | | |
| Metal Rail | 5% | | | 2037 | ** | 5-10 | \$19,800 | A |
| Roof | | | | | | | | |
| Modified Bitumen | 70% | Now | \$130,200 | 2029 | ** | | | A |
| <i>Blisters, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : West Side</i> | | | | | | | | |
| <i>Patching Evident, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Modified Bitumen | 30% | | | 2029 | ** | 10 | \$38,200 | A |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Lower East Wing</i> | | | | | | | | |
| <i>Explanation : Painted Surface</i> | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 20% | | | 2023 | \$349,800 | 3 | \$87,900 | C |
| Cast in Place Concrete | 10% | | | LIFE | ** | 5 | \$128,200 | C |
| Ceramic Tile | 5% | | | 2033 | ** | 5 | \$14,700 | C |
| Terrazzo | 15% | | | LIFE | ** | 5 | \$68,700 | C |
| Vinyl Tile | 35% | | | 2024 | \$987,100 | 3 | \$51,300 | C |
| Vinyl Tile | 5% | | | 2029 | ** | 3 | \$5,500 | C |
| Vinyl Tile | 10% | | | 2019 | \$282,000 | 3 | \$14,700 | C |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| <i>Explanation : 9x9 Units</i> | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS BOROUGH HALL
Asset # : 2039

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | | |
|---|-------------------|--------------------------|--------------------------|---------------------------|-----------------------|-----------------------|-----------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code | |
| Interior | | | | | | | | | |
| Interior Walls | | | | | | | | | |
| Concrete Masonry Unit | 5% | | | LIFE | ** | 5 | \$10,200 | C | |
| Glass: Single Pane | 2% | | | LIFE | ** | 5 | \$7,700 | C | |
| Gypsum Board | 15% | | | LIFE | ** | 5-10 | \$65,200 | C | |
| Masonry: Brick | 10% | | | LIFE | ** | 10 | \$7,700 | C | |
| Marble Panels | 5% | | | LIFE | ** | 10 | \$5,100 | C | |
| Marble Panels | 3% | | | LIFE | ** | 10 | \$3,100 | C | |
| Plaster | 58% | | | LIFE | ** | 5-10 | \$126,100 | C | |
| Wood | 2% | | | LIFE | ** | 5 | \$40,900 | C | |
| Ceilings | | | | | | | | | |
| AcousTileConcealSpLn | 5% | | | 2022 | \$115,000 | 5 | \$18,500 | B | |
| AcousTileSusp.Lay-In | 15% | | | 2037 | ** | 5 | \$44,300 | B | |
| AcousTileSusp.Lay-In | 5% | | | 2041 | ** | 5 | \$14,800 | B | |
| Exposed Concrete | 10% | | | LIFE | ** | 5-10 | \$36,900 | B | |
| Gypsum Board | 5% | | | LIFE | ** | 5-10 | \$50,800 | B | |
| Plaster | 60% | | | LIFE | ** | 5-10 | \$304,600 | B | |
| Electrical | | | | | | | | | |
| System Component Type | | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts | | | | | | | | | |
| Service Equipment | | | | | | | | | |
| Fused Disc Sw | 70% | | | 2024 | \$115,100 | 5 | \$700 | B | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | | |
| <i>Location : Old Electrical Room</i> | | | | | | | | | |
| <i>Explanation : No Ratings Available</i> | | | | | | | | | |
| Fused Disc Sw | 30% | | | 2044 | ** | 5 | \$300 | B | |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | | |
| <i>Location : New Electrical Room</i> | | | | | | | | | |
| <i>Explanation : Main Service Switch Rated @ 4000 Amperes</i> | | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | | |
| Fused Disc Sw | 50% | | | 2044 | ** | 5 | \$500 | B | |
| Molded Case Bkrs | 50% | | | 2044 | ** | 5 | \$2,800 | B | |
| Raceway | | | | | | | | | |
| Conduit | 80% | | | 2024 | \$350,500 | 1 | | B | |
| Conduit | 20% | | | 2044 | ** | 1 | | B | |
| Panelboards | | | | | | | | | |
| Fused Disc Sw | 10% | | | 2023 | \$36,500 | 5 | \$500 | B | |
| Molded Case Bkrs | 50% | | | 2040 | ** | 5 | \$2,800 | B | |
| Molded Case Bkrs | 40% | | | 2023 | \$145,900 | 5 | \$2,300 | B | |
| Wiring | | | | | | | | | |
| Braided Cloth | 10% | 2-4 | \$51,000 | 2049 | ** | 1 | | B | |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | | |
| <i>Location : Old Section</i> | | | | | | | | | |
| Thermoplastic | 50% | | | 2044 | ** | 1 | | B | |
| Thermoplastic | 40% | | | 2034 | ** | 1 | | B | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS BOROUGH HALL
Asset # : 2039

| Electrical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|---|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|----------------------|-----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Under 600 Volts | | | | | | | | |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 70% | | | 2022 | \$332,000 | 5 | \$1,000 | B |
| Locally Mounted | 30% | | | 2037 | ** | 5 | \$400 | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$6,300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Sub Basement In The Boiler Room</i> | | | | | | | | |
| <i>Explanation : Metal Water Pipe</i> | | | | | | | | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2037 | ** | 1 | \$65,900 | B |
| Generators | | | | | | | | |
| Diesel | 100% | | | 2033 | ** | 1 | \$82,700 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Outside The Building</i> | | | | | | | | |
| <i>Explanation : 810 Kw Diesel Genset</i> | | | | | | | | |
| Batteries | | | | | | | | |
| Nickel Cadmium | 100% | | | 2019 | \$600 | 5 | \$47,600 | B |
| Fuel Storage | | | | | | | | |
| Main Tank | 100% | | | 2052 | ** | 5 | \$5,800 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Outside</i> | | | | | | | | |
| <i>Explanation : 4800 Gallons Capacity</i> | | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 65% | | | 2019 | \$648,600 | 10 | \$116,800 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : T-12 Lamps</i> | | | | | | | | |
| Fluorescent | 30% | | | 2029 | ** | 10 | \$53,900 | B |
| <i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Hallways And New Additions</i> | | | | | | | | |
| Fluorescent | 5% | | | 2029 | ** | 10 | \$9,000 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Hallways</i> | | | | | | | | |
| <i>Explanation : Compact Fluorescent Light Fixtures</i> | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 50% | | | 2029 | ** | 1 | | B |
| Exit, Service | 50% | | | 2029 | ** | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2029 | ** | 10 | \$700 | B |
| Alarm | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS BOROUGH HALL
Asset # : 2039

| Electrical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|------------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Alarm

Security System

No Component

90%

Generic

10%

2029

* *

1

\$8,000

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : 4th Floor Hallways Only**Explanation : C C T V Surveillance Cameras*

Fire/Smoke Detection

Generic

100%

2029

* *

1-3

\$131,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Horns, Manual Pull Stations, Alarm Bells*

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|------------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|----------------------|
| 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%

2034

* *

1

B

Conversion Equipment

Steam Boiler

100%

2029

* *

1

\$194,200

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Queens Criminal Court, D A Office, And Queens House Of Detention**Explanation : 3 Large Units And 1 Small Unit For Summer Use. Boilers Also Supply Other Nearby City Buildings*

Distribution

Hot Wtr Piping/Pump

10%

2040

* *

4

\$1,500

B

Steam Piping/Pump

90%

2044

* *

4

\$13,100

B

Terminal Devices

Air Handler

20%

2029

* *

1

\$24,300

B

Convactor/Radiator

70%

2037

* *

1

\$44,400

B

Fan Coil Unit/Heat

10%

2029

* *

1

\$6,300

B

Air Conditioning

Energy Source

Electricity

80%

2032

* *

1

B

Natural Gas

20%

2034

* *

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS BOROUGH HALL
Asset # : 2039

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Air Conditioning | | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Reciprocating Compr/Chiller | 40% | Now | \$6,100 | 2024 | \$306,100 | 1 | \$32,700 | B |
| <i>Leak Evident, Extent : Severe, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : 1 Unit, Basement</i> | | | | | | | | |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Other Observation, Extent : Light, Area Affected : 40%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : Rotary Screw Compressors</i> | | | | | | | | |
| Reciprocating Compr/Chiller | 20% | | | 2024 | \$153,000 | 1 | \$18,200 | B |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Other Observation, Extent : Light, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Boiler Room</i> | | | | | | | | |
| <i>Explanation : Natural Gas Engines Driving Compressors</i> | | | | | | | | |
| Split Unit | 15% | | | 2024 | \$156,100 | | | B |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Roof</i> | | | | | | | | |
| Window/Wall Unit | 25% | | | 2019 | \$115,900 | 1 | | B |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 75% | | | 2034 | ** | 4 | \$7,300 | B |
| No Component | 25% | | | | | | | D |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 75% | | | 2029 | ** | 1 | \$91,000 | B |
| No Component | 25% | | | | | | | D |
| Heat Rejection | | | | | | | | |
| Air Condenser Unit | 15% | | | 2024 | \$67,600 | 2 | \$20,500 | B |
| Water Cool Tower | 60% | | | 2025 | ** | 2 | \$118,300 | B |
| No Component | 25% | | | | | | | D |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$172,900 | B |
| Exhaust Fans | | | | | | | | |
| Interior | 90% | | | 2029 | ** | 2 | \$5,400 | B |
| Roof | 10% | | | 2029 | ** | 2 | \$600 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2034 | ** | 1 | | B |
| HW Heat Exchanger | | | | | | | | |
| Low Temp | 100% | | | 2050 | ** | 4 | \$19,400 | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 Repair | | Future Replacement | | Maintenance | | Priority Code | |
|-----------------------|----------------|--|--------------------|---------|----------------|-------------|---------------|----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Plumbing | | | | | | | | |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2024 | \$10,400 | 4 | \$2,000 | B |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 100% | | | LIFE | * * | | | C |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : B-4</i> | | | | | | |
| | | <i>Explanation : One Unit</i> | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2044 | * * | 1-5 | \$98,900 | B |
| Sprinkler | | | | | | | | |
| No Component | 50% | | | | | | | D |
| Generic | 50% | | | 2034 | * * | 1-2 | \$27,500 | B |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$128,000 | \$147,300 |
| Interior Architecture | \$93,900 | \$418,600 |
| Electrical | | \$765,800 |
| Mechanical | \$111,700 | |
| Total | \$333,600 | \$1,331,700 |
| Priority A | \$128,000 | \$147,300 |
| Priority B | \$111,700 | \$816,400 |
| Priority C | \$93,900 | \$368,100 |
| Total | \$333,600 | \$1,331,700 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | | \$9,100 | | |
| Interior Architecture | \$100,300 | | \$35,100 | \$10,100 |
| Electrical | \$19,600 | \$50,900 | \$7,000 | \$5,900 |
| Mechanical | \$34,600 | \$19,100 | \$14,700 | \$9,800 |
| Elevators/Escalators | \$7,900 | \$7,900 | \$7,900 | \$7,900 |
| Total | \$162,300 | \$87,000 | \$64,700 | \$33,700 |
| Priority A | | \$9,100 | | |
| Priority B | \$71,500 | \$77,900 | \$29,600 | \$23,600 |
| Priority C | \$90,800 | | \$35,100 | \$10,100 |
| Total | \$162,300 | \$87,000 | \$64,700 | \$33,700 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND BOROUGH HALL
Asset # : 2041

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Brick | 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 | \$37,500 | LIFE | ** | | | A |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 10% | Now | \$65,200 | 2023 | \$65,200 | 3 | \$15,200 | C |
| <i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Carpet | 5% | | | 2017 | \$32,600 | 3 | \$7,600 | C |
| Ceramic Tile | 5% | Now | \$12,200 | 2030 | ** | 5 | \$2,500 | C |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Marble Panels | 15% | | | LIFE | ** | 5 | \$11,400 | C |
| Terrazzo | 25% | 0-2 | \$41,300 | LIFE | ** | 5 | \$19,800 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Corridors</i> | | | | | | | | |
| Vinyl Tile | 5% | Now | \$52,600 | 2031 | ** | 3 | \$1,900 | C |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Room G25, Custodians Office & Throughout</i> | | | | | | | | |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Custodians Office & Throughout</i> | | | | | | | | |
| Vinyl Tile | 35% | | | 2021 | \$368,100 | 3 | \$17,700 | C |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND BOROUGH HALL
Asset # : 2041

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior | | | | | | | | |
| Interior Walls | | | | | | | | |
| Gypsum Board | 13% | | | LIFE | ** | 5 | \$7,000 | C |
| Marble Panels | 20% | | | LIFE | ** | | | C |
| Plaster | 10% | | | LIFE | ** | 5 | \$2,700 | C |
| Plaster | 5% | Now | \$9,000 | LIFE | ** | 5 | \$1,300 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Tower, Room 200, 218, Basement</i> | | | | | | | | |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Tower</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Tower</i> | | | | | | | | |
| Plaster | 50% | | | LIFE | ** | 5 | \$13,400 | C |
| Wood | 2% | | | LIFE | ** | 5 | \$7,200 | C |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 20% | | | 2034 | ** | 5 | \$20,200 | B |
| <i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Plaster | 10% | | | LIFE | ** | 5 | \$6,300 | B |
| Plaster | 65% | | | LIFE | ** | 5 | \$41,100 | B |
| Plaster | 5% | Now | \$9,500 | LIFE | ** | 5 | \$3,200 | B |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Tower & Throughout</i> | | | | | | | | |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Tower & Throughout</i> | | | | | | | | |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2021 | \$33,300 | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : One 3000 Amps Main Disconnect Switch</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2021 | \$113,800 | 5 | \$1,700 | B |
| Raceway | | | | | | | | |
| Conduit | 90% | | | 2021 | \$77,500 | 1 | | B |
| Conduit | 10% | | | 2031 | ** | 1 | | B |
| Panelboards | | | | | | | | |
| Fused Disc Sw | 5% | | | 2020 | \$4,900 | 5 | \$100 | B |
| Molded Case Bkrs | 20% | | | 2029 | ** | 5 | \$300 | B |
| Molded Case Bkrs | 75% | | | 2020 | \$73,900 | 5 | \$1,200 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND BOROUGH HALL
Asset # : 2041

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Wiring | | | | | | | | |
| Braided Cloth | 15% | 2-4 | \$13,100 | 2046 | ** | 1 | | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Thermoplastic | 65% | | | 2021 | \$56,600 | 1 | | B |
| Thermoplastic | 20% | | | 2031 | ** | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2019 | \$59,200 | 5 | \$400 | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$900 | B |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 96% | | | 2021 | \$329,900 | 10 | \$55,000 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout The Building</i> | | | | | | | | |
| <i>Explanation : T8 Lamps</i> | | | | | | | | |
| Incandescent | 4% | | | 2016 | \$13,700 | 2 | \$100 | B |
| Egress Lighting | | | | | | | | |
| Emergency, Battery | 50% | | | 2021 | \$14,100 | 10 | \$7,500 | B |
| Exit, Service | 50% | | | 2021 | \$5,600 | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 70% | | | 2016 | \$19,900 | 10 | \$100 | B |
| Incandescent | 30% | | | 2016 | \$10,300 | 2 | | B |
| Lightning Protection | | | | | | | | |
| Arresters/Cabling | | | | | | | | |
| Generic | 100% | | | 2024 | \$18,800 | 5 | \$1,800 | B |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| Generic | 100% | | | 2026 | ** | 1 | \$23,400 | B |
| Fire/Smoke Detection | | | | | | | | |
| Generic | 100% | | | 2026 | ** | 1-3 | \$38,500 | B |

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Interruptible Gas/Dual Fuel | 100% | | | 2041 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Steam Boiler | 100% | | | 2034 | ** | 1 | \$61,900 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : 2 Units</i> | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND BOROUGH HALL
Asset # : 2041

| Mechanical System Component Type | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|--|----------------|--------------------|----------------|----------------|----------------|------------------|
| | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Distribution | | | | | | | | |
| Steam Piping/Pump | 100% | | | 2031 | ** | 4 | \$4,600 | B |
| Terminal Devices | | | | | | | | |
| Convactor/Radiator | 100% | | | 2026 | ** | 1 | \$20,200 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2037 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Window/Wall Unit | 70% | | | 2016 | \$111,700 | 1 | | B |
| No Component | 30% | | | | | | | D |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$34,800 | B |
| | | <i>Not in Service, Extent : Severe, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : Basement, 1st Floor, 2nd Floor</i> | | | | | | |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Galv Iron/Steel | 100% | 0-2 | \$23,200 | 2026 | ** | 1 | | B |
| | | <i>Corroded, Extent : Severe, Area Affected : 30%</i> | | | | | | |
| | | <i>Location : Throughout Basement And Water Main</i> | | | | | | |
| Water Heater | | | | | | | | |
| Gas Fired | 100% | | | 2020 | \$18,100 | 2 | \$900 | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Hydraulic | 100% | | | LIFE | ** | | | C |
| | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | |
| | | <i>Location : (1) B, G, 1-4 (1) B - G</i> | | | | | | |
| | | <i>Explanation : Two Units</i> | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2031 | ** | 1-5 | \$31,500 | B |
| Sprinkler | | | | | | | | |
| No Component | 80% | | | | | | | D |
| Generic | 20% | | | 2031 | ** | 1-2 | \$3,500 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$466,800 | \$879,600 |
| Interior Architecture | \$527,700 | \$332,800 |
| Electrical | | \$220,800 |
| Mechanical | \$31,500 | \$1,309,300 |
| Total | \$1,026,000 | \$2,742,500 |
| Priority A | \$466,800 | \$879,600 |
| Priority B | \$195,300 | \$1,629,200 |
| Priority C | \$364,000 | \$233,700 |
| Total | \$1,026,000 | \$2,742,500 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$42,200 | | \$34,600 | \$9,900 |
| Interior Architecture | \$79,900 | \$9,000 | \$27,000 | \$63,000 |
| Electrical | \$22,200 | \$20,800 | \$28,500 | \$23,200 |
| Mechanical | \$72,500 | \$125,100 | \$76,100 | \$127,700 |
| Elevators/Escalators | \$41,400 | \$41,400 | \$41,400 | \$41,400 |
| Total | \$258,200 | \$196,400 | \$207,700 | \$265,300 |
| Priority A | \$42,200 | | \$34,600 | \$9,900 |
| Priority B | \$136,100 | \$187,400 | \$173,100 | \$192,400 |
| Priority C | \$79,900 | \$9,000 | | \$63,000 |
| Total | \$258,200 | \$196,400 | \$207,700 | \$265,300 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856

SUN BUILDING

Asset # : 2055

| Architecture | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Cast Iron | 3% | | | LIFE | ** | | | A |
| Copper/Terne | 25% | | | 2057 | ** | 10 | \$95,000 | A |
| Masonry: Brick | 10% | Now | \$59,400 | LIFE | ** | 5 | \$16,200 | A |
| <i>Efflorescence, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Penthouse</i> | | | | | | | | |
| <i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Various Areas</i> | | | | | | | | |
| 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 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Interior Court</i> | | | | | | | | |
| <i>Explanation : Wrought Iron</i> | | | | | | | | |
| Roof | | | | | | | | |
| Copper/Terne | 15% | | | 2050 | ** | 10 | \$28,000 | A |
| Modified Bitumen | 75% | | | 2022 | | 10 | \$55,900 | A |
| <i>Blisters, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Skylight, Metal/Glass | 10% | Now | \$21,900 | 2042 | ** | | | A |
| <i>Water Penetration, Extent : Light, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Various</i> | | | | | | | | |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856

SUN BUILDING

Asset # : 2055

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 25% | | | 2021 | \$580,600 | 3 | \$180,100 | C |
| Cast in Place Concrete | 15% | Now | \$179,600 | LIFE | ** | 5 | \$118,200 | C |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Sub Basement</i> | | | | | | | | |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> | | | | | | | | |
| <i>Location : Sub Basement</i> | | | | | | | | |
| 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 | \$72,100 | C |
| Wood | 5% | | | 2050 | ** | 5 | \$33,800 | C |
| Interior Walls | | | | | | | | |
| Cast in Place Concrete | 2% | Now | \$136,900 | LIFE | ** | | | C |
| <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Sidewalk Vault</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 25%</i> | | | | | | | | |
| <i>Location : Sidewalk Vault</i> | | | | | | | | |
| <i>Explanation : Corrosion On Steel Columns</i> | | | | | | | | |
| Glazed Ceramic Panel | 20% | | | LIFE | ** | | | C |
| Gypsum Board | 60% | | | LIFE | ** | 5 | \$115,500 | C |
| Masonry: Brick | 10% | Now | \$47,500 | LIFE | ** | | | C |
| <i>Spalling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Plaster | 5% | | | LIFE | ** | 5 | \$4,800 | C |
| Plaster | 3% | | | LIFE | ** | 5 | \$2,900 | C |
| Ceilings | | | | | | | | |
| AcousTile,Adhered | 15% | | | 2027 | ** | 5 | \$54,000 | B |
| AcousTileSusp.Lay-In | 55% | | | 2035 | ** | 5 | \$198,200 | B |
| Exposed Concrete | 10% | | | LIFE | ** | 5 | \$5,600 | B |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| Masonry:Vault Struct | 5% | Now | \$64,700 | LIFE | ** | | | B |
| <i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Vault Under Sidewalk</i> | | | | | | | | |
| <i>Loose Units, Extent : Severe, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Vault Under Sidewalk</i> | | | | | | | | |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Sidewalk Vault</i> | | | | | | | | |
| Plaster | 15% | | | LIFE | ** | 5 | \$33,800 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

| Electrical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|--------------------------|---|-------------------|--------------------|---------|----------------|-------------|---------------|----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Fused Disc Sw | 100% | | | 2048 | ** | 5 | \$1,100 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Electrical Room</i> | | | | | | | |
| | <i>Explanation : 2- Electrical Services Rated @ 4000 Amps And 2000 Amps</i> | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 100% | | | 2048 | ** | 5 | \$1,100 | B |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2048 | ** | 1 | | B |
| Panelboards | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2044 | ** | 5 | \$6,400 | B |
| Wiring | | | | | | | | |
| Thermoplastic | 100% | | | 2048 | ** | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2039 | ** | 5 | \$1,600 | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Not Accessible | 100% | | | | | | | D |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2039 | ** | 1 | \$74,300 | B |
| Generators | | | | | | | | |
| Diesel | 100% | | | 2035 | ** | 1 | \$93,200 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Basement</i> | | | | | | | |
| | <i>Explanation : 450 Kw</i> | | | | | | | |
| Batteries | | | | | | | | |
| Lead/Acid | 100% | | | 2017 | \$700 | 5 | \$8,900 | B |
| Fuel Storage | | | | | | | | |
| Day Tank | 50% | | | 2044 | ** | 5 | \$22,300 | B |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Basement</i> | | | | | | | |
| | <i>Explanation : 125 Gals</i> | | | | | | | |
| Main Tank | 50% | | | 2057 | ** | 5 | \$3,600 | B |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 100% | | | 2030 | ** | 10 | \$220,800 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout The Building</i> | | | | | | | |
| | <i>Explanation : T-8 Lamps</i> | | | | | | | |
| Egress Lighting | | | | | | | | |
| Exit, LED | 100% | | | 2062 | ** | 1 | | B |
| Exterior Lighting | | | | | | | | |
| HID | 100% | | | 2027 | ** | 10 | \$800 | B |
| Alarm | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

| Electrical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |

Alarm

| | | | | | | | | |
|----------------------|-----|--|--|------|----|-----|----------|---|
| Fire/Smoke Detection | | | | | | | | |
| No Component | 70% | | | | | | | D |
| Generic | 30% | | | 2030 | ** | 1-3 | \$45,900 | B |

| Mechanical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |

Heating

| | | | | | | | | |
|--|------|--|--|------|----|---|----------|---|
| Energy Source | | | | | | | | |
| Utility Steam | 100% | | | 2042 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Heat Exchanger | 60% | | | 2031 | ** | 1 | \$71,600 | B |
| Pres. Reducing Valve/LP Steam | 40% | | | 2025 | ** | 5 | \$5,700 | B |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 90% | | | 2038 | ** | 4 | \$10,700 | B |
| Steam Piping/Pump | 10% | | | 2032 | ** | 4 | \$1,800 | B |
| Terminal Devices | | | | | | | | |
| Unit Heater-Stm/HW | 2% | | | 2027 | ** | 4 | \$700 | B |
| No Component | 80% | | | | | | | D |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i> | | | | | | | | |
| <i>Location : Throughout Building</i> | | | | | | | | |
| <i>Explanation : Fan Coil Units At Each Window Provide Heating And Cooling - Covered Under A C</i> | | | | | | | | |
| No Component | 18% | | | | | | | D |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i> | | | | | | | | |
| <i>Location : Mechanical Rooms On Each Floor</i> | | | | | | | | |
| <i>Explanation : Air Handlers Are Covered Under A C System</i> | | | | | | | | |

Air Conditioning

| | | | | | | | | |
|---|------|--|--|------|----|---|-----------|---|
| Energy Source | | | | | | | | |
| Electricity | 100% | | | 2038 | ** | 1 | | B |
| Conversion Equipment | | | | | | | | |
| Centrifugal, Elec Chiller | 100% | | | 2031 | ** | 1 | \$260,800 | B |
| <i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Basement</i> | | | | | | | | |
| <i>Explanation : 2 Units</i> | | | | | | | | |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 100% | | | 2042 | ** | 4 | \$11,900 | B |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 20% | | | 2027 | ** | 1 | \$29,800 | B |
| Fan Coil - Cool/Heat | 80% | | | 2027 | ** | 1 | \$62,300 | B |
| Heat Rejection | | | | | | | | |
| Water Cool Tower | 100% | | | 2020 | | 2 | \$242,300 | B |

Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|---|----------------|-------------------|--------------------|---------|----------------|-------------|---------------|----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 100% | | | LIFE | ** | 2-5 | \$134,200 | B |
| Exhaust Fans | | | | | | | | |
| Interior | 80% | | | 2022 | \$264,800 | 2 | \$5,900 | B |
| Roof | 20% | | | 2022 | \$47,600 | 2 | \$1,500 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 25% | | | 2032 | ** | 1 | | B |
| Galv Iron/Steel | 75% | | | 2027 | ** | 1 | | B |
| Water Heater | | | | | | | | |
| Electric | 100% | | | 2020 | \$46,400 | 4 | \$2,200 | B |
| HW Heat Exchanger | | | | | | | | |
| High Temp | 80% | | | 2032 | ** | 4 | \$28,600 | B |
| Low Temp | 20% | | | 2032 | ** | 4 | \$7,200 | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Submersible | 100% | | | 2015 | \$6,800 | 4 | \$2,000 | B |
| Backflow Preventer | | | | | | | | |
| Generic | 100% | | | 2022 | \$29,000 | 1 | \$14,900 | B |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 100% | | | LIFE | ** | | | C |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Freight Sub Basement : 1st Floor; Passengers From 1 : 7th Floor</i> | | | | | | | | |
| <i>Explanation : One Freight Unit And 5 Passenger Units</i> | | | | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2042 | ** | 1-5 | \$126,100 | B |
| Sprinkler | | | | | | | | |
| Generic | 100% | | | 2042 | ** | 1-2 | \$67,500 | B |
| Fire Pump | | | | | | | | |
| Generic | 100% | | | 2031 | ** | 1 | \$45,000 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 2015 - 2018 | FY 2019 - 2024 |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$168,100 | \$298,200 |
| Interior Architecture | \$38,700 | \$141,200 |
| Electrical | \$117,600 | \$517,600 |
| Total | \$324,300 | \$957,000 |
| Priority A | \$168,100 | \$298,200 |
| Priority B | \$156,300 | \$580,900 |
| Priority C | | \$77,900 |
| Total | \$324,300 | \$957,000 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | | | | |
| Interior Architecture | \$55,900 | \$12,000 | \$30,000 | |
| Electrical | \$24,000 | \$23,800 | \$31,000 | \$20,900 |
| Mechanical | \$46,700 | \$27,500 | \$58,900 | \$27,500 |
| Elevators/Escalators | \$19,700 | \$19,700 | \$19,700 | \$19,700 |
| Total | \$146,300 | \$82,900 | \$139,600 | \$68,100 |
| Priority A | | | | |
| Priority B | \$136,200 | \$71,000 | \$109,600 | \$68,100 |
| Priority C | \$10,100 | \$12,000 | \$30,000 | |
| Total | \$146,300 | \$82,900 | \$139,600 | \$68,100 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)

Asset # : 2053

| Architecture | Current Repair | | Future Replacement | | Maintenance | | Priority Code | |
|---|----------------|-------------------|--------------------|---------|----------------|-------------|---------------|----------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | | Estimated Cost |
| Exterior | | | | | | | | |
| Exterior Walls | | | | | | | | |
| Masonry: Marble | 5% | | | LIFE | ** | 5 | \$4,900 | A |
| Masonry: Marble | 95% | | | LIFE | ** | 5 | \$92,500 | A |
| Windows | | | | | | | | |
| Steel | 20% | | | 2029 | ** | 5 | \$77,200 | A |
| Wood | 80% | | | 2037 | ** | 5 | \$247,100 | A |
| Parapets | | | | | | | | |
| Masonry: Marble | 95% | | | LIFE | ** | 5 | \$22,400 | A |
| Metal Rail | 5% | | | 2034 | ** | 5-10 | \$17,000 | A |
| Roof | | | | | | | | |
| Metal, Corrugated | 85% | | | 2034 | ** | 1 | | A |
| Skylight, Metal/Glass | 15% | Now | \$44,500 | 2041 | ** | | | A |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Over Rotunda</i> | | | | | | | | |
| Interior | | | | | | | | |
| Floors | | | | | | | | |
| Carpet | 25% | | | 2020 | \$309,200 | 3 | \$72,000 | 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 | \$18,000 | C |
| Interior Walls | | | | | | | | |
| Ceramic Tile | 5% | | | 2030 | ** | 5 | \$10,600 | C |
| Concrete Masonry Unit | 5% | | | LIFE | ** | 5 | \$4,200 | C |
| Masonry: Brick | 25% | | | LIFE | ** | | | C |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Rm 350, Rm 350 M</i> | | | | | | | | |
| Granite Panels | 5% | | | LIFE | ** | | | C |
| Marble Panels | 10% | | | LIFE | ** | | | C |
| Plaster | 15% | | | LIFE | ** | 5 | \$9,500 | C |
| Plaster | 35% | | | LIFE | ** | 5 | \$22,300 | C |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)

Asset # : 2053

| Architecture | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Interior | | | | | | | | |
| Ceilings | | | | | | | | |
| AcousTileSusp.Lay-In | 15% | | | 2034 | ** | 5 | \$27,600 | B |
| Exposed Concrete | 5% | Now | \$38,700 | LIFE | ** | 5 | \$1,400 | B |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Below Steps At Main Entrance</i> | | | | | | | | |
| <i>Other Observation, Extent : Moderate, Area Affected : 20%</i> | | | | | | | | |
| <i>Location : Below Steps At Main Entrance</i> | | | | | | | | |
| <i>Explanation : Corroded Steel Angle</i> | | | | | | | | |
| Exposed Struc: Steel | 2% | 0-2 | \$18,200 | LIFE | ** | | | B |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i> | | | | | | | | |
| <i>Location : Steam Room, Outside Trash Elevator</i> | | | | | | | | |
| <i>Water Penetration, Extent : Severe, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Steam Room</i> | | | | | | | | |
| Exposed Struc: Steel | 8% | | | LIFE | ** | | | B |
| Glass: Susp Panels | 5% | | | LIFE | ** | | | B |
| Gypsum Board | 5% | | | LIFE | ** | 5 | \$11,500 | B |
| Masonry: Infill Arch | 5% | | | LIFE | ** | | | B |
| Plaster | 15% | | | LIFE | ** | 5 | \$17,200 | B |
| Plaster | 40% | 4+ | \$27,600 | LIFE | ** | 5 | \$46,000 | B |
| <i>Paint Peeling, Extent : Light, Area Affected : 5%</i> | | | | | | | | |
| <i>Location : Rm 320</i> | | | | | | | | |

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Under 600 Volts | | | | | | | | |
| Service Equipment | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2041 | ** | 5 | \$3,400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Electrical Room</i> | | | | | | | | |
| <i>Explanation : Two 4000 Amps Main Disconnect Switch And One Main Service Is For City Hall Building</i> | | | | | | | | |
| Switchgear / Switchboard | | | | | | | | |
| Fused Disc Sw | 40% | | | 2041 | ** | 5 | \$200 | B |
| Molded Case Bkrs | 60% | | | 2041 | ** | 5 | \$2,000 | B |
| Raceway | | | | | | | | |
| Conduit | 100% | | | 2041 | ** | 1 | | B |
| Panelboards | | | | | | | | |
| Molded Case Bkrs | 100% | | | 2037 | ** | 5 | \$3,400 | B |
| Wiring | | | | | | | | |
| Thermoplastic | 100% | | | 2041 | ** | 1 | | B |
| Motor Controllers | | | | | | | | |
| Locally Mounted | 100% | | | 2034 | ** | 5 | \$900 | B |
| Ground | | | | | | | | |
| Grounding Devices | | | | | | | | |
| Generic | 100% | | | LIFE | ** | 5 | \$1,900 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)**

Asset # : 2053

| Electrical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Stand-by Power | | | | | | | | |
| Transfer Switches | | | | | | | | |
| Automatic | 100% | | | 2034 | * * | 1 | \$39,600 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Basement</i> | | | | | | | |
| | <i>Explanation : One Automatic Transfer Switch Is For City Hall Building</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Generators | | | | | | | | |
| Diesel | 100% | | | 2030 | * * | 1 | \$49,700 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Generator Room</i> | | | | | | | |
| | <i>Explanation : Two 415 Kva Cummins Genset</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Batteries | | | | | | | | |
| Lead/Acid | 100% | | | 2015 | | 5 | \$4,700 | B |
| <hr/> | | | | | | | | |
| Fuel Storage | | | | | | | | |
| Day Tank | 50% | | | 2037 | * * | 5 | \$11,900 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Generator Room</i> | | | | | | | |
| | <i>Explanation : Two 200 Gals</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Main Tank | 50% | | | 2049 | * * | 5 | \$1,900 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Basement</i> | | | | | | | |
| | <i>Explanation : One 10,000 Gals</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Lighting | | | | | | | | |
| Interior Lighting | | | | | | | | |
| Fluorescent | 80% | | | 2026 | * * | 10 | \$94,100 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Offices And Basement</i> | | | | | | | |
| | <i>Explanation : Using T8 Lamps</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Fluorescent | 20% | | | 2026 | * * | 10 | \$23,500 | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Stairways,Receiving Room And Lobby</i> | | | | | | | |
| | <i>Explanation : Using Compact Fluorescent Lamps</i> | | | | | | | |
| <hr/> | | | | | | | | |
| Egress Lighting | | | | | | | | |
| Emergency, Service | 60% | | | 2026 | * * | 1 | | B |
| Exit, LED | 40% | | | 2049 | * * | 1 | | B |
| <hr/> | | | | | | | | |
| Exterior Lighting | | | | | | | | |
| HID | 50% | | | 2021 | | 10 | \$29,200 | B |
| Incandescent | 50% | | | 2021 | | 2 | \$100 | B |
| <hr/> | | | | | | | | |
| Alarm | | | | | | | | |
| Security System | | | | | | | | |
| Generic | 100% | | | 2021 | | 1 | \$48,000 | B |
| <hr/> | | | | | | | | |
| Fire/Smoke Detection | | | | | | | | |
| Generic | 100% | | | 2029 | * * | 1-3 | \$79,100 | B |

| Mechanical | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)

Asset # : 2053

| Mechanical | Current Repair | | | Future Replacement | | Maintenance | | Priority Code |
|-------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Heating | | | | | | | | |
| Energy Source | | | | | | | | |
| Utility Steam | 100% | | | 2041 | ** | 1 | | B |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Explanation : Steam From Con Edison</i> | | | | | | | |
| Conversion Equipment | | | | | | | | |
| Heat Exchanger | 80% | | | 2034 | ** | 1 | \$50,900 | B |
| Pres. Reducing Valve/LP Steam | 20% | | | 2030 | ** | 5 | \$1,500 | B |
| Distribution | | | | | | | | |
| Hot Wtr Piping/Pump | 100% | | | 2043 | ** | 4 | \$9,500 | B |
| Terminal Devices | | | | | | | | |
| Air Handler | 60% | | | 2029 | ** | 1 | \$47,600 | B |
| Fan Coil Unit/Heat | 40% | | | 2029 | ** | 1 | \$16,600 | B |
| Air Conditioning | | | | | | | | |
| Energy Source | | | | | | | | |
| District C.W. | 100% | | | 2047 | ** | 1 | | B |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Explanation : From Nearby 1 Centre Street Municipal Building</i> | | | | | | | |
| Distribution | | | | | | | | |
| Chilled Wtr Pipe/Pump | 100% | | | 2047 | ** | 4 | \$9,500 | B |
| Terminal Devices | | | | | | | | |
| Air Handler/Cool/Ht | 80% | | | 2029 | ** | 1 | \$63,500 | B |
| Fan Coil - Cool/Heat | 20% | | | 2029 | ** | 1 | \$8,300 | B |
| Ventilation | | | | | | | | |
| Distribution | | | | | | | | |
| Ductwork/Diffusers | 15% | Now | \$4,100 | LIFE | ** | 2-5 | \$10,700 | B |
| | <i>Damaged, Extent : Severe, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Air Intake In Basement</i> | | | | | | | |
| Ductwork/Diffusers | 85% | | | LIFE | ** | 2-5 | \$60,800 | B |
| Exhaust Fans | | | | | | | | |
| Interior | 100% | | | 2026 | ** | 2 | \$4,000 | B |
| Plumbing | | | | | | | | |
| H/C Water Piping | | | | | | | | |
| Brass/Copper | 100% | | | 2047 | ** | 1 | | B |
| HW Heat Exchanger | | | | | | | | |
| Low Temp | 100% | | | 2047 | ** | 4 | \$19,100 | B |
| Sanitary Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Storm Drain Piping | | | | | | | | |
| Cast Iron | 100% | | | LIFE | ** | 1 | | B |
| Sump Pump(s) | | | | | | | | |
| Rigid Piping | 100% | | | 2029 | ** | 4 | \$1,300 | B |
| Backflow Preventer | | | | | | | | |
| Generic | 100% | | | 2029 | ** | 1 | \$7,900 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)

Asset # : 2053

| Mechanical | Current Repair | | Future Replacement | | Maintenance | | | |
|-----------------------------|----------------|----------------------|--|------------|----------------|----------------|----------------|------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing | | | | | | | | |
| Fixtures | | | | | | | | |
| Generic | 100% | | | | | | | B |
| Vertical Transport | | | | | | | | |
| Elevators | | | | | | | | |
| Geared Traction | 100% | | | LIFE | ** | | | C |
| | | | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | |
| | | | <i>Location : (3) B - Attic (1) 1-4 (1) B-4 (1) B - G</i> | | | | | |
| | | | <i>Explanation : 5 Units</i> | | | | | |
| Fire Suppression | | | | | | | | |
| Standpipe | | | | | | | | |
| Generic | 100% | | | 2047 | ** | 1-5 | \$64,800 | B |
| Sprinkler | | | | | | | | |
| Generic | 100% | | | 2047 | ** | 1-2 | \$36,000 | B |
| Fire Pump | | | | | | | | |
| Generic | 100% | | | 2034 | ** | 1 | \$24,000 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

Asset Name : PIER AT 44TH DRIVE
Address : FOOT OF 44TH DRIVE EAST CHANNEL, EAST RIVER
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCAS004.000 / 14020 **Yr Built/Renovated** :
Area Sq Ft : 2,500 **Project Type** : REAL PROPERTY
Date of Survey : 19-Apr-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : **Lot** : **BIN** :

| CAPITAL | FY 2015 - 2018 | FY 2019 - 2024 |
|----------------|-----------------------|-----------------------|
| Piers | \$351,000 | \$288,500 |
| Total | \$351,000 | \$288,500 |
| Priority A | \$222,000 | |
| Priority B | \$129,100 | \$288,500 |
| Total | \$351,000 | \$288,500 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|----------------|-----------------|----------------|----------------|----------------|
| Piers | \$26,800 | | | |
| Total | \$26,800 | | | |
| Priority A | | | | |
| Priority B | \$26,800 | | | |
| Total | \$26,800 | | | |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF CITYWIDE ADMIN. SERV. - 856
PIER AT 44TH DRIVE
Asset # : 14020

| Piers | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural | | | | | | | | |
| Deck | | | | | | | | |
| Concrete | 100% | Now | \$138,200 | LIFE | ** | 5 | \$3,800 | A |
| <i>Broken, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Pile Caps | | | | | | | | |
| Timber | 70% | Now | \$83,800 | LIFE | ** | 4 | \$11,300 | A |
| <i>Broken, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Not Accessible | 30% | | | | | | | D |
| Piles and Bracing | | | | | | | | |
| Timber | 5% | | | LIFE | ** | 4-5 | \$500 | A |
| Not Accessible | 95% | | | | | | | D |
| Fender | | | | | | | | |
| Wales and Chocks | | | | | | | | |
| Timber | 20% | Now | \$26,800 | 2038 | ** | 4 | \$2,800 | B |
| <i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| No Component | 60% | | | | | | | D |
| Not Accessible | 20% | | | | | | | D |
| Piles | | | | | | | | |
| Timber | 20% | Now | \$42,500 | 2038 | ** | 4 | \$1,300 | B |
| <i>Broken, Extent : Severe, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Splash Zone</i> | | | | | | | | |
| No Component | 60% | | | | | | | D |
| Not Accessible | 20% | | | | | | | D |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 100% | Now | \$86,600 | 2021 | \$288,500 | | | B |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Perimeter Of Pier</i> | | | | | | | | |
| <i>Explanation : Railing Broken, Only Posts Remain</i> | | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

Asset Name : CONCRETE BULKHEAD
Address : B 92ND ST WEST TO BEACH CHANNEL HIGH SCHOOL, ROCKAWAY
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCAS001.000 / 14015 **Yr Built/Renovated** :
Linear Ft : 1,376 **Project Type** : REAL PROPERTY
Date of Survey : 28-Mar-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 16109 **Lot** : 47 **BIN** :

| CAPITAL | | FY 2015 - 2018 | FY 2019 - 2024 |
|----------------|--|-----------------------|-----------------------|
| Bulkheads | | | \$474,100 |
| Total | | | \$474,100 |
| Priority B | | | \$474,100 |
| Total | | | \$474,100 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|----------------|----------------|----------------|----------------|----------------|
| Bulkheads | \$5,200 | \$100 | \$6,100 | |
| Total | \$5,200 | \$100 | \$6,100 | |
| Priority A | \$5,200 | | | |
| Priority B | | \$100 | \$6,100 | |
| Total | \$5,200 | \$100 | \$6,100 | |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a 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 : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

Asset Name : GRAVITY WALL W/REVTMENT
Address : ALONG UTOPIA PARKWAY BETWEEN 12TH AVE. AND CRYDERS LANE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCAS005.000 / 14025 **Yr Built/Renovated** :
Linear Ft : 903 **Project Type** : REAL PROPERTY
Date of Survey : 23-Mar-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 4613 **Lot** : 1 **BIN** :

| CAPITAL | FY 2015 - 2018 | FY 2019 - 2024 |
|----------------|-----------------------|-----------------------|
| Bulkheads | \$262,600 | \$62,600 |
| Total | \$262,600 | \$62,600 |
| Priority A | \$85,300 | \$62,600 |
| Priority B | \$130,400 | |
| Priority C | \$46,900 | |
| Total | \$262,600 | \$62,600 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|----------------|----------------|----------------|----------------|----------------|
| Bulkheads | \$5,100 | | \$4,000 | |
| Total | \$5,100 | | \$4,000 | |
| Priority A | | | | |
| Priority B | \$5,100 | | \$4,000 | |
| Priority C | | | | |
| Total | \$5,100 | | \$4,000 | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF CITYWIDE ADMIN. SERV. - 856
GRAVITY WALL W/REVTMENT
Asset # : 14025

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Structural | | | | | | | | |
| Gravity Wall | | | | | | | | |
| Stone | 90% | | | LIFE | ** | 5 | \$56,400 | A |
| | <i>Displaced Elements, Extent : Moderate, Area Affected : 20%</i> | | | | | | | |
| | <i>Location : Sta 6+00 To 6+50</i> | | | | | | | |
| Stone | 10% | 0-2 | \$85,300 | LIFE | ** | 5 | \$6,300 | A |
| | <i>Missing Part, Extent : Severe, Area Affected : 40%</i> | | | | | | | |
| | <i>Location : Isolated Throughout And Sta 5+50</i> | | | | | | | |
| | <i>Other Observation, Extent : Severe, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : 0+00 To 0+10</i> | | | | | | | |
| | <i>Explanation : Undercut</i> | | | | | | | |
| Revetment | | | | | | | | |
| Stone | 85% | | | LIFE | ** | 5 | \$3,800 | C |
| Stone | 15% | 4+ | \$46,900 | LIFE | ** | 5 | \$700 | C |
| | <i>Missing Part, Extent : Moderate, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : Sta 0+00 To 0+85 And North End</i> | | | | | | | |
| Pile Caps | | | | | | | | |
| Concrete | 100% | | | LIFE | ** | 5 | \$2,200 | A |
| | <i>Cracking, Extent : Light, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Topsoil | 5% | | | 2051 | ** | 10 | | B |
| | <i>Other Observation, Extent : Moderate, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Explanation : At Voids Around Rail Posts</i> | | | | | | | |
| Not Accessible | 95% | | | | | | | D |
| Surface | | | | | | | | |
| Asphalt | 95% | | | 2032 | ** | 5 | \$8,000 | B |
| | <i>Cracking, Extent : Light, Area Affected : 2%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Settlement, Extent : Light, Area Affected : 2%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Asphalt | 5% | Now | \$3,800 | 2038 | ** | 5 | \$200 | B |
| | <i>Cracking, Extent : Moderate, Area Affected : 5%</i> | | | | | | | |
| | <i>Location : Sta 6+00 To 6+50 At The Inside Face Of Gravity Wall</i> | | | | | | | |
| | <i>Other Observation, Extent : Severe, Area Affected : 20%</i> | | | | | | | |
| | <i>Location : At Base Of Fence Posts</i> | | | | | | | |
| | <i>Explanation : Voids Around Rail Post</i> | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Timber | 99% | | | 2017 | \$129,100 | | | B |
| | <i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Timber | 1% | Now | \$1,300 | 2018 | \$1,300 | | | B |
| | <i>Broken, Extent : Severe, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : Sta 3+15 And 8+05</i> | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

Asset Name : REVETMENT
Address : FOOT OF MORNING STAR ROAD
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0064.000 / 13936 **Yr Built/Renovated** :
Linear Ft : 75 **Project Type** : REAL PROPERTY
Date of Survey : 09-Nov-2010 **Landmark Status** : NONE
Areas Surveyed :
Block : 1107 **Lot** : 100 **BIN** :

CAPITAL

Total
 Priority
Total

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|--------------|---------|--------------|---------|---------|
| Bulkheads | | \$100 | | |
| Total | | \$100 | | |
| Priority B | | \$100 | | |
| Priority C | | | | |
| Total | | \$100 | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856

REVETMENT

Asset # : 13936

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Structural | | | | | | | | |
| Revetment | | | | | | | | |
| Concrete | 35% | | | LIFE | ** | | | C |
| | <i>Broken, Extent : Light, Area Affected : 20%</i> | | | | | | | |
| | <i>Location : Face Blocks</i> | | | | | | | |
| Stone | 65% | | | LIFE | ** | 5 | \$200 | C |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | D |
| Surface | | | | | | | | |
| Concrete | 25% | | | 2031 | ** | 5 | \$200 | B |
| | <i>Erosion, Extent : Light, Area Affected : 70%</i> | | | | | | | |
| | <i>Location : Below The Concrete Wall Above The Revetment</i> | | | | | | | |
| Gravel | 10% | | | 2035 | ** | 2-5 | | B |
| No Component | 65% | | | | | | | D |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 2015 - 2018 | FY 2019 - 2024 |
|----------------|--|-----------------------|-----------------------|
| Bulkheads | | \$82,500 | |
| Total | | \$82,500 | |
| Priority C | | \$82,500 | |
| Total | | \$82,500 | |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|----------------|----------------|----------------|----------------|----------------|
| Bulkheads | \$3,600 | | | |
| Total | \$3,600 | | | |
| Priority B | \$3,600 | | | |
| Priority C | | | | |
| Total | \$3,600 | | | |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF CITYWIDE ADMIN. SERV. - 856

REVTMENT

Asset # : 13943

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural | | | | | | | | |
| Revetment | | | | | | | | |
| Stone | 20% | Now | \$82,500 | LIFE | ** | 5 | \$600 | C |
| <i>Missing Part, Extent : Light, Area Affected : 50%</i> | | | | | | | | |
| <i>Location : Intermittent Displaced Armor Stone Throughout; Most Severe Areas At Stations 0+00 To 0+70, And 3+80 To 4+00</i> | | | | | | | | |
| <i>Progressing Scour, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Station 0+00 To 0+20 And 3+80 To 4+00 (0+00 At East Edge Of Lipsett Ave, 5+95 50 Ft NE Of East Edge Of 2nd Ct) - Scour And Displaced Stone Resulting In Unstable Slope</i> | | | | | | | | |
| Stone | 80% | | | LIFE | ** | 5 | \$2,300 | C |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Topsoil | 10% | 0-2 | \$3,600 | 2062 | ** | | | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Station 0+00 To 4+00 Light Erosion At Crest Of Embankment; Most Severe Areas At Stations 0+00 To 0+70, 2+50 At Outfall Pipe, And 3+80 To 4+00</i> | | | | | | | | |
| <i>Explanation : Erosion Of Embankment</i> | | | | | | | | |
| Not Accessible | 90% | | | | | | | D |
| Surface | | | | | | | | |
| Not Accessible | 100% | | | | | | | D |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

Asset Name : REVETMENT
Address : FOOT OF ARDEN AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0067.000 / 13945 **Yr Built/Renovated** :
Linear Ft : 190 **Project Type** : REAL PROPERTY
Date of Survey : 13-Oct-2010 **Landmark Status** : NONE
Areas Surveyed :
Block : 5420 **Lot** : 200 **BIN** :

CAPITAL

Total

Priority

Total

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|----------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$26,300 | | | |
| Total | \$26,300 | | | |
| Priority C | \$26,300 | | | |
| Total | \$26,300 | | | |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF CITYWIDE ADMIN. SERV. - 856

REVTMENT

Asset #: 13945

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural Revtment | | | | | | | | |
| Concrete | 25% | | | LIFE | ** | | | C |
| <i>Other Observation, Extent : Light, Area Affected : 1%</i> <i>Location : Station 1+65 (0+00 At Northwest Corner Along Arden Ave, 1+90 On East Side Of Arden Ave)</i> <i>Explanation : Concrete Outfall</i> | | | | | | | | |
| Stone | 20% | 0-2 | \$26,300 | LIFE | ** | 5 | \$200 | C |
| <i>Erosion, Extent : Moderate, Area Affected : 100%</i> <i>Location : Erosion Of Backfill Up To Crest, Exposing Roadway Edge At Stations 0+45 To 0+60, 1+05 To 1+15, And 1+40 To 1+50. Corner Is Most Severe (1+45) But No Undermining Visible</i> | | | | | | | | |
| Stone | 55% | | | LIFE | ** | 5 | \$500 | C |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

Asset Name : REVTMENT #3
Address : ALONG BANK STREET TO WESTERVELT AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0063.000 / 13929 **Yr Built/Renovated** :
Linear Ft : 216 **Project Type** : REAL PROPERTY
Date of Survey : 20-Oct-2010 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 778 **BIN** :

| CAPITAL | | FY 2015 - 2018 | FY 2019 - 2024 |
|----------------|--|-----------------------|-----------------------|
| Bulkheads | | \$44,900 | |
| Total | | \$44,900 | |
| Priority C | | \$44,900 | |
| Total | | \$44,900 | |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|----------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$16,400 | \$300 | | |
| Total | \$16,400 | \$300 | | |
| Priority B | \$16,400 | \$300 | | |
| Priority C | | | | |
| Total | \$16,400 | \$300 | | |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF CITYWIDE ADMIN. SERV. - 856

REVTMENT #3

Asset # : 13929

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural | | | | | | | | |
| Revetment | | | | | | | | |
| Stone | 70% | | | LIFE | ** | 5 | \$700 | C |
| Stone | 30% | 4+ | \$44,900 | LIFE | ** | 5 | \$300 | C |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| <i>Explanation : Insufficient Armor</i> | | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Topsoil | 30% | Now | \$13,100 | 2062 | ** | | | B |
| <i>Erosion, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout Inshore Of Revetment</i> | | | | | | | | |
| Not Accessible | 70% | | | | | | | D |
| Surface | | | | | | | | |
| Topsoil | 30% | Now | \$3,300 | 2022 | \$3,300 | 5 | \$100 | B |
| <i>Erosion, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout Inshore Of Revetment</i> | | | | | | | | |
| Topsoil | 70% | | | 2021 | \$7,700 | 5 | \$600 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

Asset Name : REVTMENT BEHIND KENT AVE SHOPS 390 KENT AVENUE
Address : SOUTH SIDE WILLIAMSBURG BRIDGE EAST RIVER @ S6TH ST TO BROADWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DGS0025.010 / 14652 **Yr Built/Renovated** :
Linear Ft : 500 **Project Type** : REAL PROPERTY
Date of Survey : 23-Mar-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2467 **Lot** : 1 **BIN** :

| CAPITAL | FY 2015 - 2018 | FY 2019 - 2024 |
|----------------|-----------------------|-----------------------|
| Bulkheads | \$187,100 | |
| Total | \$187,100 | |
| Priority C | \$187,100 | |
| Total | \$187,100 | |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|----------------|-----------------|----------------|----------------|----------------|
| Bulkheads | \$69,300 | \$100 | | \$100 |
| Total | \$69,300 | \$100 | | \$100 |
| Priority B | \$69,300 | \$100 | | \$100 |
| Priority C | | | | |
| Total | \$69,300 | \$100 | | \$100 |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
REVTMENT BEHIND KENT AVE SHOPS 390 KENT AVENUE

Asset # : 14652

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural | | | | | | | | |
| Revetment | | | | | | | | |
| Stone | 90% | Now | \$187,100 | LIFE | ** | 5 | \$2,200 | C |
| | <i>Missing Part, Extent : Severe, Area Affected : 25%</i> | | | | | | | |
| | <i>Location : At Top Of Revetment</i> | | | | | | | |
| Stone | 10% | | | LIFE | ** | 5 | \$200 | C |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Topsoil | 15% | | | 2051 | ** | 10 | | B |
| Topsoil | 50% | 2-4 | \$15,200 | 2051 | ** | | | B |
| | <i>Erosion, Extent : Moderate, Area Affected : 25%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Topsoil | 35% | Now | \$17,700 | 2051 | ** | | | B |
| | <i>Erosion, Extent : Severe, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : Stations 0+86 To 1+10 And 1+43 To 2+93 from north</i> | | | | | | | |
| Surface | | | | | | | | |
| Topsoil | 15% | | | 2021 | \$3,800 | 5 | \$300 | B |
| Topsoil | 50% | 2-4 | \$6,300 | 2021 | \$12,700 | 5 | \$500 | B |
| | <i>Erosion, Extent : Moderate, Area Affected : 25%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| Topsoil | 35% | Now | \$4,400 | 2021 | \$8,900 | 5 | \$300 | B |
| | <i>Erosion, Extent : Severe, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : Stations 0+86 To 1+10 And 1+43 To 2+93 From North</i> | | | | | | | |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Fencing | 8% | Now | \$2,000 | 2028 | ** | 3 | | B |
| | <i>Broken, Extent : Severe, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Station 1+50 From North</i> | | | | | | | |
| Fencing | 92% | 4+ | \$23,500 | 2028 | ** | 3 | \$100 | B |
| | <i>Corrosion, Extent : Light, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Not Plumb, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

Asset Name : STEEL SHEET PILE BULKHEAD
Address : FOOT OF MORNING STAR ROAD
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0065.000 / 13937 **Yr Built/Renovated** :
Linear Ft : 142 **Project Type** : REAL PROPERTY
Date of Survey : 09-Nov-2010 **Landmark Status** : NONE
Areas Surveyed :
Block : 1107 **Lot** : 100 **BIN** :

CAPITAL

Total
 Priority
Total

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|--------------|----------------|---------|---------|---------|
| Bulkheads | \$8,000 | | | |
| Total | \$8,000 | | | |
| Priority A | \$8,000 | | | |
| Total | \$8,000 | | | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STEEL SHEET PILE BULKHEAD
Asset # : 13937

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural | | | | | | | | |
| Sheet Piles | | | | | | | | |
| Steel | 10% | 4+ | \$8,000 | LIFE | ** | | | A |
| <i>Corrosion, Extent : Moderate, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Tidal And Splash Zones</i> | | | | | | | | |
| Steel | 60% | | | LIFE | ** | | | A |
| Not Accessible | 30% | | | | | | | D |
| Pile Caps | | | | | | | | |
| Concrete | 90% | | | LIFE | ** | 5 | \$300 | A |
| Concrete | 2% | 2-4 | | LIFE | ** | 5 | | A |
| <i>Spalling, Extent : Severe, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Northeast Corner</i> | | | | | | | | |
| Concrete | 8% | 4+ | | LIFE | ** | 5 | | A |
| <i>Spalling, Extent : Light, Area Affected : 100%</i> | | | | | | | | |
| <i>Location : Throughout</i> | | | | | | | | |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 100% | | | | | | | D |
| Surface | | | | | | | | |
| Not Accessible | 100% | | | | | | | D |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 05-Sep-2013

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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 2015 - 2018 | FY 2019 - 2024 |
|----------------|-----------------------|-----------------------|
| Bulkheads | \$204,000 | \$5,018,400 |
| Total | \$204,000 | \$5,018,400 |
| Priority A | \$149,500 | |
| Priority B | \$54,500 | \$5,018,400 |
| Total | \$204,000 | \$5,018,400 |

| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
|----------------|----------------|----------------|-----------------|----------------|
| Bulkheads | \$1,800 | | \$14,700 | |
| Total | \$1,800 | | \$14,700 | |
| Priority A | | | | |
| Priority B | \$1,800 | | \$14,700 | |
| Total | \$1,800 | | \$14,700 | |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF CITYWIDE ADMIN. SERV. - 856
TIMBER BULKHEAD W/CONCRETE SEAWALL

Asset # : 14018

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | |
| Structural | | | | | | | | |
| Gravity Wall | | | | | | | | |
| Concrete | 5% | 4+ | \$149,500 | LIFE | ** | 5 | \$700 | A |
| | <i>Cracking, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Spalling, Extent : Light, Area Affected : 20%</i> | | | | | | | |
| | <i>Location : Randomly Throughout Face Of Wall Behind Timber</i> | | | | | | | |
| Concrete | 25% | | | LIFE | ** | 5 | \$3,300 | A |
| | <i>Erosion, Extent : Light, Area Affected : 10%</i> | | | | | | | |
| | <i>Location : Behind Timber</i> | | | | | | | |
| Not Accessible | 50% | | | | | | | D |
| Under Construction | 20% | | | | | | | D |
| Backfill | | | | | | | | |
| Fill | | | | | | | | |
| Not Accessible | 80% | | | | | | | D |
| Under Construction | 20% | | | | | | | D |
| Surface | | | | | | | | |
| Asphalt | 40% | | | 2032 | ** | 5 | \$14,700 | B |
| Concrete | 40% | | | 2032 | ** | 5 | \$14,700 | B |
| | <i>Cracking, Extent : Moderate, Area Affected : 2%</i> | | | | | | | |
| | <i>Location : Isolated Throughout Sidewalk</i> | | | | | | | |
| | <i>Settlement, Extent : Moderate, Area Affected : 50%</i> | | | | | | | |
| | <i>Location : Isolated Throughout Sidewalk</i> | | | | | | | |
| Under Construction | 20% | | | | | | | D |
| Deck Elements | | | | | | | | |
| Railing | | | | | | | | |
| Steel | 79% | | | 2021 | \$2,802,300 | | | B |
| | <i>Other Observation, Extent : Light, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Throughout</i> | | | | | | | |
| | <i>Explanation : Minor Rust On Nuts</i> | | | | | | | |
| Steel | 1% | Now | \$1,800 | 2021 | \$35,500 | | | B |
| | <i>Broken, Extent : Moderate, Area Affected : 100%</i> | | | | | | | |
| | <i>Location : Near Station 20+00 From West</i> | | | | | | | |
| Under Construction | 20% | | | | | | | D |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF CITYWIDE ADMIN. SERV. - 856
TIMBER BULKHEAD W/CONCRETE SEAWALL**

Asset # : 14018

| Bulkheads | | Current Repair | | Future Replacement | | Maintenance | | Priority Code |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Deck Elements | | | | | | | | |
| Parapet | | | | | | | | |
| Concrete | 10% | 4+ | \$54,500 | 2024 | \$272,600 | | | B |
| | <i>Corrosion, Extent : Moderate, Area Affected : 15%</i> <i>Location : Throughout On Inshore Side</i> <i>Cracking, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout On Inshore Side</i> <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i> <i>Location : Throughout On Inshore Side</i> <i>Spalling, Extent : Severe, Area Affected : 15%</i> <i>Location : Throughout On Inshore Side</i> | | | | | | | |
| Concrete | 70% | | | 2024 | \$1,908,000 | | | B |
| | <i>Cracking, Extent : Light, Area Affected : 2%</i> <i>Location : Throughout</i> | | | | | | | |
| Under Construction | 20% | | | | | | | D |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856

Project: PUBLIC BUILDINGS

| CAPITAL | FY 2015 - 2018 | | FY 2019 - 2024 | |
|-------------------------|-----------------------|----------------|-----------------------|----------------|
| Miscellaneous Buildings | 236,600 | | 201,900 | |
| EXPENSE | FY 2015 | FY 2016 | FY 2017 | FY 2018 |
| Miscellaneous Buildings | 21,000 | 17,600 | 15,200 | 19,100 |

| ASSET # | NAME | SQFT | CAPITAL | EXPENSE |
|----------------|-------------------------------|-------------|----------------|----------------|
| 13024 | ENGINE CO. 36 | 6,168 | 176,600 | 29,400 |
| 13100 | ENGINE CO. 204 | 3,806 | 109,000 | 18,100 |
| 13107 | ENGINE CO. 212/LADDER CO. 111 | 5,337 | 152,800 | 25,400 |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.