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

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



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

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

Architecture	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior						
Exterior Walls				_		
Cast in Place Concrete	3% 0-2 \$ Cracking/Crumbling, Extent Location: Cooling Tower A	-	* * ffected : 15%	5	\$64,400	A
Masonry: Brick	12% 0-2 \$ Cracking/Crumbling, Extent Location: Throughout Staining/Discoloring, Extent Location: Below Windows	: Light, Area Affecto		5	\$51,500	A
Masonry: Granite	3%	LIFE	* *	5	\$19,300	A
Masonry: Limestone		,177,100 LIFE	* * ed : 10%	5	\$257,600	A
Slate Panels	2%	LIFE	* *	5	\$12,900	Α
Windows					•	
Aluminum	100% 0-2 \$\frac{3}{8}\$ Air Infiltration, Extent: Light Location: Throughout Other Observation, Extent: Location: Exterior Surface Explanation: Dirty Glass	Moderate, Area Affe		5	\$28,500	A
Parapets						
Cast in Place Concrete	40% 0-2 Cracking/Crumbling, Extent Location: Throughout Expansion Jnt Failure, Exten Location: Throughout			5	\$95,000	A
Masonry: Brick	10% 0-2 Cracking/Crumbling, Extent Location: Throughout Jnt Mortar Miss/Erod, Exten Location: Throughout			5	\$2,300	A
Masonry: Limestone	40% 0-2 \$ Cracking/Crumbling, Extent Location: Throughout	S111,300 LIFE : Light, Area Affecte	* * ed : 10%	5	\$11,600	A
Metal Rail	10% 2-4 Corrosion/Rusting, Extent: S Location: Throughout	\$50,100 2044 Severe, Area Affected	* * d : 100%	5	\$16,300	A

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

Architecture	Current Repair	r Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estin	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior	'	<u>'</u>				
Roof						
Built-Up (BUR)	90% 2-4 Blisters, Extent: Moderate Location: Throughout Patching Evident, Extent: Location: Annex Water Penetration, Extent Location: At Lower Floo Worn/Eroded, Extent: Ligit	Moderate, Area Affec : Light, Area Affectea or Setbacks	eted : 40%			A
	Location: Throughout Other Observation, Extent Location: Setback Areas Explanation: Pigeon Wa	At Lower Floors	ected : 25%			
Traffic Topping	10% Recent Replace Evident, Extended Location: Throughout	2034 xtent : Light, Area Afj	* * fected : 100%	10	\$24,700	A
nterior Floors						
Carpet	20% 2-4 Punct/Tear/Impact Damag Location : Throughout	\$82,300 2020 e, Extent : Light, Area	\$823,100 a Affected : 20%	3	\$206,900	С
Cast in Place Concrete	15% Now Drains Inad/Misposn, Exte Location: Loading Dock Recent Replace Evident, Ex Location: Parking Garag Water Penetration, Extent Location: Over Lm Leve Other Observation, Extent Location: Basement- Nec Explanation: Plywood C	Over Lm Level xtent : Moderate, Are ge : Moderate, Area Affa l : Severe, Area Affecta ar Electrical Room C	a Affected : 10% ected : 100% ed : 60% orridors	5	\$226,300	С
Ceramic Tile	5%	2033	* *	5	\$34,500	C
Terrazzo	10% Now Cracking/Crumbling, Exten Location: Main Lobby	\$104,300 LIFE nt : Moderate, Area A	* * ffected : 5%	5	\$53,900	С
Vinyl Tile	50% Now Cracking/Crumbling, Exter Location: Corridors Patching Evident, Extent: Location: Throughout			3	\$129,300	С

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$60,300	2033	* *	5	\$20,300	C
	Broken/Mi	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location	: Public R	estroom On Lm Le	vel				
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 10%			
	Location	: Public R	estroom On Lm Le	vel				
Concrete Masonry Unit	10%	Now	\$154,900	LIFE	* *	5	\$32,400	С
•	Vertical C	racks, Exte	nt : Severe, Area A	ffected :	10%		, ,	
	Location	: Roof Sta	ir D, Basement - E	lectrical	Room			
Fabric on Framing	10%			2025	* *	5	\$40,500	С
Gypsum Board	33%	0-2	\$246,700	LIFE	* *	5	\$160,500	Č
Gypsuin Board	Cracking/	Crumbling,	Extent : Light, Are		ed : 10%	-	, ,	
	_	: Through	_					
Masonry: Brick	5%	4+	\$55,600	LIFE	* *			С
Wasoniy. Bilek	- , ,	Cracking/Crumbling, Extent: Light, Area Affected: 10%						
	_	: Through	_	33				
Granite Panels	5%	0-2	\$178,900	LIFE	* *			С
Granite Faneis			Extent : Light, Are		ad · 10%			C
		: Through		и Ајјеси	za . 1070			
DI .				LIDE	* *		Φ.Ο. 0.0.0	
Plaster	25%		\$187,600	LIFE		5	\$60,800	C
	_		Extent : Moderate		•			
	Location : Corridor Near Judges Garage On Lm Level Water Penetration, Extent : Moderate, Area Affected : 10%							
		: Corridoi	· Near Judges Gard					
SGFT/Glazed Masonry	5%			LIFE	* *	10	\$20,300	C
Wood	2%			LIFE	* *	5	\$129,700	С

Asset #: 2058

Architecture	Current Repair		Future	e Replacement	M		
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Ceilings							
AcousTileConcealSpLn	40% Now	\$214,800	2029	* *	5	\$172,400	В
	Cracking/Crumbling, E Location: 8th Floor	Extent : Moderate	, Area Af	fected : 15%			
	Staining/Discoloring, E Location: Various Re			fected : 5%			
	Water Penetration, Ext Location : Various Re			cted : 10%			
AcousTileSusp.Lay-In	25% Now Broken/Missing Elemen		2037 t, Area A <u>f</u>	* * fected : 20%	5	\$86,200	В
	Location: Throughou Staining/Discoloring, E Location: Throughou	Extent : Moderate	, Area Af	fected : 35%			
	Water Penetration, Ext Location: Corridors		Area Affeo	cted : 5%			
	Worn/Eroded, Extent : Location : Throughou		Affected :	25%			
Exposed Concrete	20%		LIFE	* *	5-10	\$172,400	В
	Cracking/Crumbling, E Location: Throughou	_	ea Affecte	ed: 10%			
	Water Penetration, Ext Location: Stair D To	ent : Light, Area	Affected .	: 10%			
Gypsum Board	15% 0-2 Cracking/Crumbling, E Location: Throughou	_	LIFE ea Affecte	* * d : 12%	5	\$129,300	В

Electrical	Current Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Jnder 600 Volts								
Service Equipment								
Fused Disc Sw	50%	2024	\$46,200	5	\$900	В		
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%					
	Location : Electrical Room							
	Explanation: Two 3000 Amps And Tv	vo 2000 A	Amps Main Discon	nect Swit	ch			
Fused Disc Sw	50%	2050	* *	5	\$900	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation: 4000 Amps							
Transformers								
Dry Type	100%	2041	* *	5	\$1,500	В		
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%					
	Location: Throughout The Building							
	Explanation : Total Of 75 - Different	Ratings						

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Asset #: 2058

Electrical	C	ırrent Repair	Future	e Replacement	M	aintenance	
System Component Type		l Date Estimated Co 'ears)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	<u>'</u>						
Switchgear / Switchboard							
Fused Disc Sw	50%		2024	\$150,400	5	\$900	В
Fused Disc Sw	50%		2050	* *	5	\$900	В
Raceway							
Conduit	30%		2034	* *	1		В
Conduit	70%		2050	* *	1		В
Panelboards							
Fused Disc Sw	10%		2046	* *	5	\$1,000	В
Molded Case Bkrs	90%		2046	* *	5	\$9,800	В
Wiring							
Thermoplastic	60%		2024	\$276,700	1		В
Thermoplastic	40%		2050	* *	1		В
Motor Controllers							
Locally Mounted	30%		2022	\$231,900	5	\$800	В
Motor Control Center	70%		2041	* *	5	\$7,900	В
Ground							
Grounding Devices							
Generic	90%		LIFE	* *	5	\$10,900	В
	Location : B	ation, Extent : Modera asement : Water Main	te, Area Affe	cted : 100%			
Generic	Location : B	ation, Extent : Modera asement : Water Main	LIFE te, Area Affe	* * cted : 100%	5	\$1,200	В
Stand-by Power							
Transfer Switches							
Automatic	100%		2041	* *	1	\$126,800	В
Generators							
Diesel	Location: R	ation, Extent : Modera oof : One 1500 Kw Caterp			1	\$159,100	В
Batteries	1	Г					
Lead/Acid	100%		2019	\$600	5	\$15,200	В
Fuel Storage				,		, 3	
Day Tank	50%		2046	* *	5	\$38,100	В
• "	Other Observ Location : R	ation, Extent : Modera oof : One 275 Gallons		cted : 100%		, , , , , ,	
Main Tank	50%		2027	* *	5	\$6,100	В
wani tank	Other Observ Location : B				5	φυ,100	D
	Explanation	: One 10000 Gallons					

Lighting

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

echanical	Current Repair	Future Repl	acement	М	aintenance				
stem Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
ating									
Energy Source									
Interruptible Gas/Dual Fuel	100%	2044	* *	1		В			
	Other Observation, Extent : Li Location : Basement	ght, Area Affected : 100%	6						
	Explanation : No.2 Fuel Tan Generator	k Also Used As Main Sup	ply Tank Fo	r Emerg	ency Diesel				
Conversion Equipment									
Steam Boiler	On Extended Life, Extent: Mo	01,700 2044 derate, Area Affected : 10	**	1	\$366,500	В			
	Location : Boiler Room								
	Other Observation, Extent : Light, Area Affected : 1% Location : 10th Floor Boiler Room								
	Explanation: 2 Units - 2 Hea	at Exchangers Convert St	team To Hot	Water					
Distribution									
Hot Wtr Piping/Pump	70%	2032	* *	4	\$21,300	В			
	Other Observation, Extent : Light, Area Affected : 70%								
	Location: Throughout								
	Explanation : Hot Water Use	ed For Preheat Coils And	l Perimeter I	Radiator	S				
Steam Piping/Pump	30%	2034	* *	4	\$6,100	В			

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

Asset #: 2058

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Terminal Devices			4.0.00				* *** = ***	_	
Air Handler	30%	Now	\$38,200	2024	\$764,800	1	\$68,700	В	
	-	-	nt : Moderate, Ared tic Control System	а Ајјесте	a: 10%				
Fan Coil Unit/Heat	70%	. I neuman	ne control Bystem	2024	\$4,955,600	1	\$93,100	В	
Air Conditioning	70%			2024	\$4,933,000	1	\$93,100	Б	
Energy Source									
Electricity	100%			2032	* *	1		В	
Conversion Equipment									
Centrifugal, Elec Chille				2039	* *	1	\$440,500	В	
			Extent : Light, Area	ı Affected	d : 100%				
		: Chillers	Entant Light Anga	Affected	. 1000/				
			Extent : Light, Area In 10th Floor, And (
		tion : 4 Un		The Onli	On Rooj				
Ext Pkg Unit - Cooling	1%			2029	* *	2	\$300	В	
Distribution	170			2027			Ψ300		
Chilled Wtr Pipe/Pump	100%			2044	* *	4	\$30,400	В	
Terminal Devices									
Air Handler/Cool/Ht	50%			2029	* *	1	\$127,200	В	
Fan Coil - Cool/Heat	50%			2024	\$4,475,100	1	\$66,500	В	
Heat Rejection	1.000/			2020	* *	2	¢412.400	D	
Water Cool Tower	100%	ervation F	Extent : Light, Area	2028		2	\$413,400	В	
	Location		meni . Ligni, mea	Пусстей	. 10070				
		tion : 2 Un	its						
Ventilation	<u> </u>								
Distribution									
Ductwork/Diffusers	100%	Now	\$204,000	LIFE	* *	2-5	\$229,100	В	
		eriorating, v: 10th Flo	Extent : Moderate,	Area Af	tected : 5%				
Enhanct Force	Location	t : 10th F to	or						
Exhaust Fans Interior	100%			2024	\$522,700	2	\$12,700	В	
Plumbing	10070			2021	Ψ322,700		Ψ12,700		
H/C Water Piping									
Brass/Copper	10%			2044	* *	1		В	
Galv Iron/Steel	90%	Now	\$127,100	2022	\$1,271,000	1		В	
		-	k, Extent : Modera	te, Area I	Affected: 5%				
IIW/ Haat E. daman	Location	: Basemen	nt -						
HW Heat Exchanger HTHW/HW	100%			2050	* *			В	
11 111 VY /11 VY		ervation. F	Extent : Moderate, A					D	
		: Basemer		· · ·,J ·					
	Explana	tion : 2 Un	its						

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

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Asset #: 2058

lechanical	Current Repair	Future Rep	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
umbing Sanitary Piping Cast Iron	100% Now \$51, Blockage /Clogged, Extent : Mode Location : Northeast Side Street	erate, Area Affected :	* *	1		В
Storm Drain Piping Cast Iron	100% Now \$33, Blockage /Clogged, Extent : Mode Location : Garage Level And Bo	erate, Area Affected :		1 eavy Rai	n	В
Sump Pump(s) Rigid Piping	100% 0-2 \$10, Obsolete Equipment, Extent : Mod Location : Basement		* *	4	\$1,300	В
Sewage Ejector(s) Electric	100% 0-2 \$10, Obsolete Equipment, Extent : Mod Location : Basement		**	4	\$1,300	В
Backflow Preventer Generic	100%	2029	* *	1	\$25,400	В
Fixtures Generic	100%					В
ertical Transport Elevators Geared Traction	90% Other Observation, Extent : Light Location : (6) Lm-8 (4) B-9 Explanation : 11 Units		**			С
Hydraulic	Other Observation, Extent: Light Location: G-4th Floor Explanation: 2 Units	LIFE , Area Affected : 100	**			С
Escalators Under 20' Rise	100% Other Observation, Extent: Light Location: (2) Lm - M (2) M-1 Explanation: 6 Units		* *			С
re Suppression Standpipe Generic	100%	2050	* *	1-5	\$207,500	В
Sprinkler No Component Generic	70% 30% Dry System, Extent : Light, Area A Location : Dry In Garage And V		* * ement	1-2	\$34,600	D B
Fire Pump						

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

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

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 / 14315Yr Built/Renovated: 2003 / 2009Area Sq Ft: 732,515Project Type: COURTSDate of Survey: 17-Feb-2010Landmark Status: NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors B3,B2,B1,1,3,5,6,8,9,P10

Block : 2444 Lot : 32 BIN : 2113095

CAPITAL	FY 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

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



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

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

Asset #: 14315

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls						_		
Metal/Glass Curt Wall	65%			LIFE	**	5	\$649,700	A
	_		cked, Extent : Light, Floor Law Library.	-	ffected : 2%			
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	0.004			2026	* *	10	ф2 0 2 000	A
Built-Up (BUR) IRMA/Protected	90%			2026 2026	* *	10 10	\$303,800	A
Membrane	4%			2026		10	\$13,500	A
Metal Panel	4%	Now	\$69,600	2034	* *			A
Wictai I alici			xtent : Moderate, A		rted : 100%			Λ
			d Floor Ramp To Ji					
Skylight, Metal/Glass	2%			2041	**	10	\$22,500	A
Interior	2/0			2041		10	\$22,300	Λ
Floors								
Carpet	40%			2020	\$2,141,000	3	\$538,200	C
Cast in Place Concrete	10%		\$69,000	LIFE	**	5	\$196,200	C
	Loose/De	lam Surfac	e, Extent : Light, Ar	ea Affec	ted : 25%			
	Location	n : Boiler R	Coom.					
	Paint Pee	ling, Exten	t : Moderate, Area A	Affected	: 25%			
	Location	n : Elevatoi	r Machine Room 10	04.				
Ceramic Tile	5%			2030	* *	5	\$44,800	С
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
		lissing Elen n : 3rd Floo	nents, Extent : Light or.	t, Area A	ffected : 1%			
Gypsum Board	50%			LIFE	* *	5	\$450,900	С
J 1	Broken/M	issing Elen	nents, Extent : Light		ffected : 1%		, ,	
	Location	n : Elevatoi	r Room 1031.					
Granite Panels	10%			LIFE	* *			С
Wood	2%			LIFE	* *	5	\$120,200	Č
Ceilings							, -	
AcousTileSusp.Lay-In	58%			2034	* *	5	\$520,200	В
Gypsum Board	40%			LIFE	* *	5	\$448,500	В
••	Water Per	netration, E	Extent : Light, Area		: 2%		,	
	Location	n : 6th Floo	or & Ceiling Above	Jury Ass	sembly Ramp.			
Metal Panel	2%			LIFE	* *	5	\$22,400	В
Site Enclosure							,,.55	

Site Enclosure

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

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

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

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

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

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

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

Asset #: 14315

Electrical	Cu	rrent Rep	oair	Futur	e Replace	ment	Ma	aintenance	
System Component Type		Date E	stimated Cost	Year FY	Estimate	d Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts				•		•			•
Motor Controllers									
Locally Mounted	10%			2038		* *	5	\$400	В
Motor Control Center	80%			2038		* *	5	\$13,100	В
			ent : Light, Area						
			n And Mezzanino	e Floors.					
M G 1G .	Explanation .	Both Sic	ie.	2020		* *		Ф1 600	
Motor Control Center	Location : M	ezzanine	ent : Light, Area or Smoke Purge.	2038 Affected	!: 10%	* *	5	\$1,600	В
Ground	•								
Grounding Devices									
Generic	100%			LIFE		* *	5	\$8,900	В
Stand-by Power									·
Transfer Switches									
Manual	20%	. –		2047		* *	5	\$500	В
			ent : Light, Area	Affected	! : 100%				
	Location : Bo	,							
	Explanation .	: For Chi	ller # 3						
Not Accessible	80%								D
Generators	2007			2024		ale ale		Φ46.400	ъ
Natural Gas	20% Other Observa Location: Bo Explanation:	asement, l		2034 Affected	! : 20%	* *	1	\$46,400	В
Not Accessible	80%	101 CIII	<i>π</i> 3						D
Batteries	3070								
Lead/Acid	20%			2016		\$100	5	\$4,400	В
Edd/Told		asement, l			! : 20%	φίου	3	ψ1,100	D
Not Accessible	80%								D
Fuel Storage									
Main Tank	80%			2056		* *	5	\$14,200	В
No Component	20%								D
Lighting									
Interior Lighting									
Fluorescent	50%			2029		* *	10	\$274,900	В
Fluorescent)-2	\$143,600	2021		17,900			В
		-	nctioing, Extent Of The Building		, Area Affe	cted : 20	0%		
HID	30%			2029		* *	10	\$5,900	В
Egress Lighting									
Exit, LED	60%			2056		* *	1		В
Exit, Service	10%			2029		* *	1		В
Exit, Battery	30%			2029		* *	10	\$12,100	В

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

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

Electrical	Curren	t Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting							
Exterior Lighting							
HID	100%		2029	* *	10	\$1,900	В
Lightning Protection							
Arresters/Cabling							
Generic	100%		2056	* *	5	\$17,700	В
Alarm							
Security System							
Generic	100%		2029	* *	1	\$224,200	В
Fire/Smoke Detection							
Generic	100% 4+	\$142,900	2029	* *	1-3	\$336,400	В
	Malfunctioning, Ex	tent : Moderate, Are	a Affected .	: 100%			
	Location : Main I		00				

Mechanical		Current Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated C (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source Interruptible Gas/Dual Fuel	100%		2047	* *	1		В
	Other Obse	rvation, Extent : Light, I	Area Affectea	l : 100%			
	Location	_	50				
	Explanati	on : 2 - 10,000 Gallon T	Tanks For #2				
Conversion Equipment	1.000/		2020	ماد ماد		Φ207.100	D.
Hot Water Boiler	100%	d Education	2038	**	1	\$297,100	В
		rvation, Extent : Light, 1 : Boiler Room	Area Affectea	t : 100%			
		on : 3 Boilers					
Distribution	Ехріанан	on . 3 Bouers					
Hot Wtr Piping/Pump	100%		2043	* *	4	\$44,400	В
Terminal Devices							
Air Handler	35%		2029	* *	1	\$129,900	В
Convector/Radiator	60%		2038	* *	1	\$116,400	В
Unit Heater-Stm/HW	5%	Now \$133,7	00 2029	* *	4	\$2,700	В
		rvation, Extent : Severe : Sallyport	, Area Affecte	ed : 30%			
	Explanati	on : Insufficient Heating	g Capacity In	This Area			
Air Conditioning							
Energy Source							
Electricity	100%		2043	* *	1		В
		ervation, Extent : Light, 1	Area Affectea	1:33%			
		: Chiller Room					
	Explanat	on: 1 Chiller Supplied	Power From .	A Natural Gas Po	wered Ge	enerator	

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

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

Asset #: 14315

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning							
Conversion Equipment					_		_
Centrifugal, Elec Chiller			2034	* *	1	\$584,300	В
Int Pkg Unit - Cooling	10% Now	\$888,500	2026	* *	2	\$3,000	В
	Unit Inoperable, Ex		iffected :	100%			
	Location: Unit 2,		- A CC4 -	1 . 1000/			
	Other Observation,		а Ађесте	a:100%			
	Location: Throug		Vatan Ela	uu Ta Omanata Eas			
Distribution	Explanation : Inac	lequate Condenser \	vater Fic	w 10 Operate Eqi	иртепт		
Distribution Chilled Wtr Ding/Dump	100%		2047	* *	4	\$44,400	В
Chilled Wtr Pipe/Pump	100%		2047		4	\$44,400	Б
Terminal Devices	100%		2029	* *	1	\$271 100	D
Air Handler/Cool/Ht	100%		2029		1	\$371,100	В
Heat Rejection Water Cool Tower	100% Now	\$702.200	2025	* *	2	\$492,600	D
water Coor Tower	100% Now Other Observation,	\$792,200	2025		Z	\$482,600	В
	Location: Through		и Ајјесте	u . 100/0			
	_	noui denser Water Pipins	From C	laalina Tawan Ta G	batam C	omnonants Not	
		aenser water Fiping nt Flow To Operate			ysiem Co	omponents Not	
Ventilation	1 Tottaing Suggetter	u i i on io operate	Equipme				
Exhaust Fans							
Interior	95%		2029	* *	2	\$17,600	В
Roof	5%		2029	* *	2	\$900	В
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2047	* *	1		В
Water Heater							
Gas Fired	100%		2020	\$160,600	2	\$9,000	В
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location : Boiler I	Room					
	Explanation: 2 Un	nits - 250 Gallons					
Sanitary Piping							
Cast Iron	100% Now	\$74,900	LIFE	* *	1		В
	Other Observation,	Extent : Severe, Are	a Affecte	d: 100%			
	Location: SW Co	rner House Sewer					
	Explanation : Sag	ging Piping Needs R	eplaceme	ent			
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2029	* *	4	\$1,300	В
Sewage Ejector(s)							
Electric	100%		2029	* *	4	\$1,300	В
Backflow Preventer							
Generic	100%		2029	* *	1	\$37,000	В
	Other Observation, Extent: Light, Area Affected: 100%						
	Location: Water l	Meter Room					
	Explanation : Fire	And Domestic Water	er Service	2			
Fixtures					_		
Generic	100%						В

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

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

Mechanical	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimat	ted Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport						
Elevators						
Geared Traction	95%	LIFE	* *			C
	Other Observation, Extent : Light,	Area Affected : 100%				
	Location: (12) S B-9, (8) S B-6,	(1) 1-7				
	Explanation: 21 Units					
Hydraulic	5%	LIFE	* *			С
3	Other Observation, Extent : Light,	Area Affected : 100%				
	Location: (b-2)	55				
	Explanation: 1 Unit					
Escalators	•					
Under 20' Rise	100%	LIFE	* *			C
	Other Observation, Extent: Light,	Area Affected : 100%				
	Location : Lobby					
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2047	* *	1-5	\$302,700	В
Sprinkler						
Generic	100%	2047	* *	1-2	\$168,200	В
Fire Pump						
Generic	100%	2034	* *	1	\$112,100	В

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 Agency's Number : BRONX : 312-210 Program / Asset # : DGS0041.000 / 4374 Yr Built/Renovated : 1997/ Area Sq Ft : 100,000 **Project Type** : COURTS **Date of Survey** : 12-Jul-2011 **Landmark Status** : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,10

Block : 2462 Lot : 39 BIN : 2101266

CAPITAL	FY 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

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



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

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

Asset #: 4374

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls Masonry: Brick		0-2 r Miss/Eroo : Through	\$128,400 d, Extent : Light, An out	LIFE rea Affec	* * ted : 10%	5	\$75,700	A
Pre-Cast Concrete Window Wall	Location Caulking I Location	: Through Deteriorate : South Fo	d, Extent : Modera cade	te, Area	Affected : 15%	5 5	\$16,400 \$37,800	A A
		etration, E : Over Ma	xtent : Light, Area in Stair	Affected	: 60%			
Windows Aluminum	90%		\$99,200	2038	* *	5	\$10,200	A
	Location Caulking I Location Water Pen	: 1st Flood Deteriorate : Upper F detration, E	ked, Extent : Sever r, West Facade d, Extent : Modera loors xtent : Moderate, A Rooms On Upper I	te, Area Area Affe	Affected : 25%			
Glass Block	10%			LIFE	* *	5	\$1,400	A
Parapets Metal Rail Stucco Cement	75% 25%			2035 2035	* *	5-10 5	\$40,400 \$1,900	A A
Roof	23%			2033			\$1,900	A
IRMA/Protected Membrane	85%	0-2	\$3,900	2027	* *			A
	_	n Growth, E : Through	Extent : Moderate, 1 out	Area Affe	ected : 5%			
Modified Bitumen Skylight, Plastic	10% 5%			2027 2035	* *	10 1	\$2,400	A A
Interior	370			2033				7 1
Floors Carpet	_	Discoloring, : Through	Extent : Light, Ard	2018 ea Affect	\$148,000 ed : 10%	3	\$49,600	С
Cast in Place Concrete	10%			LIFE	* *	5	\$27,100	С
Ceramic Tile	5%			2031	* *	5	\$6,200	C
Granite Panels	10%			LIFE	* *	5	\$9,300	C
Terrazzo	20%			LIFE	* *	5	\$19,400	C
Vinyl Tile		2-4 Crumbling, : Through	\$20,900 Extent : Light, Are out	2027 ea Affecto	* * ed : 10%	3	\$16,300	С

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

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

Asset #: 4374

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	5%			2031	* *	5	\$6,000	C
Concrete Masonry Unit	15%			LIFE	* *	5	\$7,200	C
Glass: Single Pane	5%			LIFE	* *	5	\$4,500	C
Gypsum Board	50%	Now	\$22,100	LIFE	* *	5	\$36,000	C
		netration, E 1 : Stair B B	xtent : Moderate, A Bulkhead	Area Affe	cted : 5%			
Masonry: Brick	15%			LIFE	* *			С
Wood	10%			LIFE	* *	5	\$48,000	C
Ceilings								
AcousTileSusp.Lay-In	60%	0-2	\$25,100	2035	* *	5	\$37,200	В
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecto	ed : 10%			
	Location	ı : Through	out					
Exposed Concrete	10%			LIFE	* *	5	\$1,900	В
Gypsum Board	30%			LIFE	* *	5	\$46,500	В

Current Repair	Future Repla	cement	Ma	aintenance	
% of Fail Date Estimat Total (Years)	ted Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
100%	2042	* *	5	\$2,200	В
Other Observation, Extent: M	'oderate, Area Affected : 1	00%			
Location : Electrical Room					
Explanation: One Electrical	l Service Rated At 6000 Ar	nps			
100%	2035	* *	5	\$300	В
100%	2042	* *	5	\$2,200	В
100%	2042	* *	1		В
100%	2038	* *	5	\$2,200	В
100%	2042	* *	1		В
5%	2035	* *	5		В
95%	2035	* *	5	\$2,100	В
100%	LIFE	* *	5	\$1,200	В
Other Observation, Extent: M	oderate, Area Affected : 1	00%			
Location : Basement					
Explanation : Water Main					
	% of Total (Years) 100% Other Observation, Extent: M Location: Electrical Room Explanation: One Electrical 100% 100% 100% 100% 5% 95% 100% Other Observation, Extent: M Location: Basement	% of Total Fail Date (Years) Estimated Cost (Years) Year FY Estimated Estimated Cost (Years) 100% 2042 Other Observation, Extent: Moderate, Area Affected: I Location: Electrical Room Explanation: One Electrical Service Rated At 6000 And 100% 100% 2035 100% 2042 100% 2042 5% 2035 95% 2035 100% LIFE Other Observation, Extent: Moderate, Area Affected: I Location: Basement	% of Total Fail Date (Years) Estimated Cost FY Year FY Estimated Cost FY 100% 2042 ** Other Observation, Extent: Moderate, Area Affected: 100% Location: Electrical Room Explanation: One Electrical Service Rated At 6000 Amps ** 100% 2042 ** 100% 2042 ** 100% 2038 ** 5% 2035 ** 95% 2035 ** 100% LIFE ** Other Observation, Extent: Moderate, Area Affected: 100% Location: Basement	No of Total Fail Date Estimated Cost Year Estimated Cost Cycle Total (Years)	Not Total Pail Date Estimated Cost Year Estimated Cost Cycle FY Estimated Cost Cycle Cycle Cycle Stimated Cost Cycle Stimated Cost Cycle Stimated Cost Cycle Stimated Cost Cycle Cycle Stimated Cost Cycle Cycle Stimated Cost Cycle Stimated Cost Cycle Cycle Stimated Cost Cycle Cycle Cycle Cycle Cycle Stimated Cost Cycle Cyc

Stand-by Power

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

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

Asset #: 4374

Current Repair	Future Re	Future Replacement Maintenance							
% of Fail Date Estimated (Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code				
100%	2035	* *	1	\$25,300	В				
			1	\$31,700	В				
Other Observation, Extent: Moderate, Area Affected: 100%									
Location: Penthouse									
Explanation: No Rating Available	le								
100%	2017	\$600	5	\$18,200	В				
50%	2038	* *	5	\$7,600	В				
50%	2050	* *	5	\$1,200	В				
95%	2027	* *	10	\$71,300	В				
Other Observation, Extent : Moderate, Area Affected : 100%									
Location: Throughout The Build	ing								
Explanation: T-8 Lamps									
5%	2027	* *	2	\$100	В				
100%	2027	* *	1		В				
100%	2027	* *	10	\$300	В				
70%					D				
	2027	* *	1-3	\$15,600	В				
	% of Total (Years) 100% 100% Other Observation, Extent: Moder Location: Penthouse Explanation: No Rating Available 50% 50% 50% Other Observation, Extent: Moder Location: Throughout The Build Explanation: T-8 Lamps 5% 100% 100%	% of Total (Years) Estimated Cost Year Estimated Total (Years) Total Year FY	Nof Fail Date Estimated Cost Year Estimated Cost FY	Nof Total Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	Nof Total Fail Date Estimated Cost Year FY Estimated Cost Cycle (Yrs)				

Mechanical	Current Repair	Future Repl	acement	M	aintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
leating								
Energy Source								
Interruptible Gas/Dual Fuel	100%	2048	* *	1		В		
	Other Observation, Extent: Light,	Area Affected: 100%	6					
	Location: Basement Vault							
	Explanation: (1) 6,000 Gallon T	`ank						
Conversion Equipment								
Hot Water Boiler	100%	2035	* *	1	\$40,600	В		
	Other Observation, Extent: Light,	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Sixth Floor Mechanic	al Equipment Room						
	Explanation : (2) Dual Fuel Hot	Water Boilers						
Distribution								
Hot Wtr Piping/Pump	100%	2038	* *	4	\$4,000	В		

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

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

Asset #: 4374

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	<u> </u>							
Terminal Devices								
Air Handler	50%			2027	* *	1	\$25,300	В
Convector/Radiator	50%			2035	* *	1	\$13,200	В
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		В
Conversion Equipment								
Centrifugal, Elec Chiller				2031	* *	1	\$88,600	В
			Extent : Light, Area					
			oor Mechanical Eq	uipment .	Room			
	Explana	tion : Refri	gerant R-22					
Distribution (Cl. 11, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	1.000/			20.42	* *	4	#4.000	ъ
Chilled Wtr Pipe/Pump	100%			2042	* *	4	\$4,000	В
Terminal Devices	1.000/			2027	* *	1	Φ . 7.00	ъ
Air Handler/Cool/Ht	100%			2027	* *	1	\$50,700	В
Heat Rejection	5 0/	NT.	¢12.500	2027	* *	2	¢2.200	D
Water Cool Tower	5%		\$13,500 : Severe, Area Affe	2027		2	\$3,300	В
			. severe, Area Ajje eteriorated Cooling					
W. C. 17		i . Kooj, De	nerioralea Cooling				Φ 7 0.200	
Water Cool Tower	95%			2023	\$256,800	2	\$78,200	В
Ventilation								
Distribution	1.000/			LIDE	* *	2.5	¢45 c00	D
Ductwork/Diffusers Exhaust Fans	100%			LIFE		2-5	\$45,600	В
Exnaust Fans Roof	100%			2027	* *	2	\$2.500	В
Plumbing	100%			2027			\$2,500	D
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		В
Water Heater	10070			2042				ь
Gas Fired	5%	Now	\$1,100	2022	\$1,100	2		В
Gus i neu			ight, Area Affected		ψ1,100	_		Ь
	_		oor Mechanical Equ		Room, Deteriorate	d Combu	stion Stack	
Gas Fired	95%		1	2020	\$20,800	2	\$1,200	В
Sanitary Piping	2370			2020	Ψ20,000		ψ1,200	ע
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	100/0			LH L		1		ע
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)	10070			LII L				ь
Rigid Piping	100%			2027	* *	4	\$2,000	В
Sewage Ejector(s)	100/0			2021		•	Ψ2,000	
Electric	100%			2027	* *	4	\$2,000	В
Backflow Preventer	20070					•	Ψ2,000	
Generic	100%			2027	* *	1	\$5,100	В
Fixtures	- 3070			~-,			+2,200	
Generic	100%							В
Vertical Transport	10070							

Vertical Transport

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

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

Mechanical	Current Repair	Future Rep	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Vertical Transport									
Elevators									
Geared Traction	100%	LIFE	* *			C			
	Other Observation, Extent : Light, A	Area Affected : 1009	%						
	Location : First Floor Thru Tenth	Floor							
	Explanation: 6 Units								
Escalators									
Over 20' Rise	100%	LIFE	* *			C			
	Other Observation, Extent : Light, A	Area Affected : 1009	%						
	Location: Lower Floors								
	Explanation: 2 Units								
Fire Suppression									
Standpipe									
Generic	100%	2042	* *	1-5	\$42,900	В			
	Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%								
	Location: Basement								
Sprinkler									
Generic	100%	2042	* *	1-2	\$23,000	В			
Fire Pump									
Generic	100%	2031	* *	1	\$15,300	В			

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Print Date: 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



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

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

Asset #: 2036

(Years) 6 2-4 2/Crumbling on: Through 6 2-4 2/Crumbling on: Through	\$37,700 , Extent : Light, Are	LIFE	** ed: 10%	Cycle (Yrs) 5	Estimated Cost \$17,200	Priority Code A				
g/Crumbling on: Through 6 2-4 g/Crumbling on: Through	\$37,700, Extent: Light, Are	ea Affecte LIFE	ed : 10%		\$17,200	A				
g/Crumbling on: Through 6 2-4 g/Crumbling on: Through	\$37,700, Extent: Light, Are	ea Affecte LIFE	ed : 10%		\$17,200	A				
g/Crumbling on: Through 6 2-4 g/Crumbling on: Through	\$37,700, Extent: Light, Are	ea Affecte LIFE	ed : 10%		\$17,200	A				
on: Through 6 2-4 g/Crumbling on: Through	\$37,700 , Extent : Light, Are	LIFE		5						
6 2-4 g/Crumbling on : Through	\$37,700 , Extent : Light, Are		* *							
g/Crumbling on : Through	, Extent : Light, Are		* *	5						
on : Through	_	ALCOAL		3	\$10,300	Α				
		Cracking/Crumbling, Extent: Light, Area Affected: 10%								
ar Micc/Fro	Location: Throughout									
		rea Affec	ted : 10%							
	out									
						A				
6		LIFE	* *	5	\$77,200	A				
				_						
				5	\$29,400	Α				
		erate, Ar	ea Affected : 20%							
		te, Area	Affected : 30%							
		te, Area	Affected : 100%							
enetration, E		Affected	: 10%							
6		2033	* *	10	\$3,100	A				
6		LIFE	* *	5-10	\$6,700	A				
	\$6,000	LIFE	* *	5	\$1,700	A				
-	_	ea Affecte	ed : 10%							
on : Through	out									
6		LIFE	* *	5-10	\$34,700	A				
Extent : Lig		2029 10%	* *			A				
	tar Miss/Eron tar Miss/Eron ton: Through to	tar Miss/Erod, Extent: Light, Andrew 1978 Throughout Now \$818,000 Missing Elements, Extent: Moderation: Throughout Alich Not Funct, Extent: Moderation: Throughout Ag Deteriorated, Extent: Moderation: Throughout Benetration, Extent: Light, Area Con: Library Now \$6,000 Con: Throughout C	tar Miss/Erod, Extent: Light, Area Affecton: Throughout 6 LIFE 6 Now \$818,000 2032 Missing Elements, Extent: Moderate, Area on: Throughout alnc Not Funct, Extent: Moderate, Area on: Throughout g Deteriorated, Extent: Moderate, Area on: Throughout enetration, Extent: Light, Area Affected on: Library 6 2033 Control of the Control	tar Miss/Erod, Extent: Light, Area Affected: 10% on: Throughout % LIFE ** % LIFE ** % Now \$818,000 2032 ** Missing Elements, Extent: Moderate, Area Affected: 20% on: Throughout alnc Not Funct, Extent: Moderate, Area Affected: 30% on: Throughout g Deteriorated, Extent: Moderate, Area Affected: 100% on: Throughout genetration, Extent: Light, Area Affected: 10% on: Library % 2033 ** % LIFE ** % 0-2 \$6,000 LIFE ** g/Crumbling, Extent: Light, Area Affected: 10% on: Throughout % LIFE ** % 2-4 \$6,600 2029 ** Extent: Light, Area Affected: 10%	### Miss/Erod, Extent: Light, Area Affected: 10% ### Discreption of the Company o	### Area Affected : 10% ### 100				

Interior

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

rchitecture		Current I	Repair	Futur	Future Replacement Maintenance			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
erior								•
Floors	9. 	0.0	Φ.52.000	2022	4133 000	2	ΦΦΩ ΩΩΩ	a
Carpet		0-2 r/Impact D a : Through	\$62,000 Damage, Extent : Se Sout	2023 vere, Are	\$123,900 ea Affected : 30%	3	\$28,800	С
Ceramic Tile			\$4,600 , Extent : Light, Arc out	2033 ea Affect	* * ed : 20%	5	\$1,900	С
Cork Tile		2-4 issing Elen i : Through	\$63,000 ments, Extent : Mod out	2044 erate, Ar	* * rea Affected : 10%	5	\$8,400	С
Marble Panels	20%			LIFE	* *	5	\$23,100	С
Quarry Tile	5%	2-4	\$3,300	2029	* *	5	\$2,900	C
, ,		Crumbling : Through	, Extent : Light, Are out	ea Affect	ed : 5%			
Terrazzo		2-4 Crumbling a: Through	\$6,300 , Extent : Light, Are out	LIFE ea Affect	* * ed : 5%	5	\$3,000	С
Vinyl Tile	_	2-4 Crumbling a: Through	\$8,000 , Extent : Light, Are	2029 ea Affect	* * ed : 10%	3	\$2,900	С
Wood		2-4 ted Finish, a : Through	\$8,900 Extent : Light, Area	2052 a Affecte	* * d : 10%	5	\$3,600	С
Interior Walls								
Cast in Place Concrete	_	2-4 Crumbling 1 : Through	\$18,800 , Extent : Light, Arcout	LIFE ea Affect	* * ed : 5%			С
Gypsum Board	10%			LIFE	* *	5-10	\$17,900	С
Marble Panels	_	2-4 Crumbling i : Through	\$75,500 Extent : Light, Are out	LIFE ea Affect	* * ed : 10%			С
Plaster		Crumbling	\$80,300 Extent : Moderate ourt Room And Thro		* * ffected : 20%	5	\$14,300	С
SGFT/Glazed Masonry Wood	5% 20%			LIFE LIFE	* *	10 5	\$2,600 \$168,900	C C
Ceilings	2070						+-00,200	
Exposed Concrete	10%			LIFE	* *	5-10	\$9,600	В
Plaster	25%			LIFE	* *	5-10	\$33,000	В
Plaster	65% Water Pen		\$46,800 Extent : Light, Area	LIFE	* *	5	\$31,200	В

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

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

Asset #: 2036

Electrical	Current Repai	r Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	<u>'</u>	•				•
Service Equipment						
Fused Disc Sw	100%	2024	\$17,400	5	\$200	В
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%			
	Location: Basement					
-	Explanation: One 2400	Amps Main Disconnec	t Switch			
Transformers	1000/	2020	ماد ماد	~	Φ200	ъ
Dry Type	100%	2029	* *	5	\$200	В
	Other Observation, Extent		cted : 100%			
	Location : Elevator Room		1.100 A 500 D	17.1. 6	N 1711	
C - '4 - 1 / C - '4 - 1 - 1 1	Explanation : One 34 Kv	va 240/120hv-208lv An	d 100 Amps 500 D	c Volts C	Output Filter	
Switchgear / Switchboard Molded Case Bkrs	000/	2024	¢72 100	5	¢1 200	D
Molded Case Bkrs	90%	2024 2034	\$73,100 * *	5 5	\$1,200 \$100	B B
	10%	2034		3	\$100	D
Raceway Conduit	0.50/	2024	\$62,400	1		D
Conduit	85% 10%	2024	\$63,400 * *	1 1		B B
Conduit	5%	2054	* *	1		В
Panelboards	3%	2034		1		Б
Fused Disc Sw	10%	2023	\$5,500	5	\$100	В
Molded Case Bkrs	75%	2023	\$41,600	5	\$1,000	В
Molded Case Bkrs	10%	2032	**	5	\$1,000	В
Molded Case Bkrs	5%	2049	* *	5	\$100	В
Wiring	370	2019			φισσ	
Braided Cloth	20% 2-4	\$17,000 2049	* *	1		В
Braided Croth	Insulation Aged, Extent : 1	' '	d: 100%	1		D
	Location : Throughout T					
Thermoplastic	55%	2024	\$46,700	1		В
Thermoplastic	20%	2034	**	1		В
Thermoplastic	5%	2054	* *	1		В
Motor Controllers	370	2034		1		
Locally Mounted	20%	2029	* *	5	\$100	В
Motor Control Center	80%	2029	* *	5	\$1,100	В
Ground	0070	202)			ψ1,100	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,500	В
Lighting					, ,	
Interior Lighting						
Fluorescent	10%	2034	* *	10	\$4,700	В
	T-8 Lamps, Extent: Mode	rate, Area Affected : 10	00%			
	Location : Offices & Fili	ng Room - Basement				
Fluorescent	70%	2019	\$232,700	10	\$33,000	В
	Other Observation, Extent			- 0	÷22,030	_
	Location : Throughout	,3,				
	Explanation: Using T-1.	2 Lamps				
Incandescent	20%	2019	\$66,500	2	\$200	В
meanacscent	2070	2017	Ψ00,500		Ψ200	

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

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

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Emergency, Battery	45%			2024	\$10,500	10	\$5,600	В
Emergency, Battery	5%			2034	* *	10	\$600	В
Exit, Service	50%			2034	* *	1		В
Exterior Lighting								
HID	90%			2019	\$21,000	10	\$100	В
Incandescent	10%			2019	\$3,300	2		В
Alarm								
Security System								
No Component	50%							D
Generic	50%			2024	\$96,700	1	\$9,600	В
Fire/Smoke Detection			·		·			
Generic	100%			2032	* *	1-3	\$31,700	В

Mechanical		Current R	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Heating										
Energy Source										
Fuel Oil No 2	100%			2044	* *	5	\$15,900	В		
Conversion Equipment										
Steam Boiler	100%	0-2	\$311,000	2044	* *	1	\$45,800	В		
	Leak Evident, Extent : Moderate, Area Affected : 2%									
	Location	: Boiler St	ack Is Attached To	Adjacen	t Building. Leaks I	Flue Gas	As Per Super			
	Obsolete E	quipment,	Extent : Moderate,	Area Af	fected : 100%					
	Location	: Basemen	t							
Distribution										
Steam Piping/Pump	100%	Now	\$22,300	2034	* *	4	\$2,500	В		
1 0 1	Obsolete E	quipment,	Extent : Moderate,	Area Af	fected : 5%					
	Location	: Vacuum	Condensate Pumps	S						
Terminal Devices										
Air Handler	40%			2019	\$137,800	1	\$12,700	В		
	Other Observation, Extent: Light, Area Affected: 100%									
	Location	: Basemen	t	55						
	Explanat	ion : 5 Uni	its							
Convector/Radiator	60%			2037	* *	1	\$10,000	В		
Air Conditioning										
Energy Source										
Electricity	100%			2040	* *	1		В		

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

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

Asset #: 2036

Mechanical	Current Repair			Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning Conversion Equipment Reciprocating Compr/Chiller	100%			2029	* *	1	\$23,800	В
	Location Other Obs Location	: Chillers						
Distribution Chilled Wtr Pipe/Pump	100%			2044	* *	4	\$3,800	В
Terminal Devices Air Handler/Cool/Ht	100% Damper(s) Location	: Pneumai	\$13,600 Soning, Extent : Mo tic Control In 2nd, ent : Moderate, Are	2024 derate, A 3rd, 4th	Floor Air Handler.	1	\$28,600	В
	-	_	dlers # 1, 3	и Ајјесте	:a . 370			
Heat Rejection Water Cool Tower	Location	ervation, E : Penthou. tion : 2 Un		2022 Affected	\$183,400 : 100%	2	\$51,700	В
Ventilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$45,400	В
Exhaust Fans Interior	100%			2029	* *	2	\$1,600	В
Plumbing	10070			202)			Ψ1,000	
H/C Water Piping Galv Iron/Steel	100%			2029	* *	1		В
Water Heater Oil Fired	100%			2022	\$19,800	1	\$1,500	В
HW Heat Exchanger Low Temp	Obsolete I	Now Equipment, : Low Ten	\$19,800 Extent : Moderate, np Leaks	2054 Area Af	* * fected : 100%	4	\$5,100	В
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping Cast Iron	_		\$4,500 Extent : Moderate, 2 nt With Heavy Rain			1		В
Sump Pump(s) Rigid Piping	100% Obsolete I	0-2 Equipment,	\$11,200 Extent : Moderate, ump - Basement	2034	* *	4	\$1,300	В
Fixtures Generic	100%	1						В

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

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

Mechanical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	year Estim FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent : Light, A	rea Affected : 100%	6			
	Location: Basement: 3rd Floor					
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2044	* *	1-5	\$25,900	В
Fire Pump					•	
Generic	100%	2027	* *	1	\$9,600	В

Print Date: 05-Sep-2013 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

Asset Name : BROOKLYN CENTRAL COURTS BROOKLYN CRIMINAL COURTS

Address : 120 SCHERMERHORN STREET @ SMITH ST.

Borough : BROOKLYN Agency's Number : 312-304 Program / Asset # : DGS0021.000 / 2061 Yr Built/Renovated : 1932 / 2012 Area Sq Ft : 264,100 **Project Type** : COURTS **Date of Survey Landmark Status** : NONE : 01-Mar-2012

Areas Surveyed : Basement, Roof, Floors 1,3,5,9,13

Block : 169 Lot : 17 BIN : 3000534

CAPITAL	FY 2015 - 2018	FY 2019 - 2024		
Exterior Architecture	\$1,000,500	\$862,300		
Interior Architecture	\$220,300	\$2,862,100		
Electrical	\$581,500	\$1,769,000		
Mechanical	\$621,200	\$711,600		
Total	\$2,423,600	\$6,204,900		
Priority A	\$1,000,500	\$862,300		
Priority B	\$1,241,400	\$2,792,900		
Priority C	\$181,700	\$2,549,700		
Total	\$2,423,600	\$6,204,900		

Total	\$417,400	\$229,500	\$258,100	\$325,000
Priority C	\$105,400			\$77,300
Priority B	\$290,400	\$218,100	\$258,100	\$247,700
Priority A	\$21,600	\$11,400		
Total	\$417,400	\$229,500	\$258,100	\$325,000
Elevators/Escalators	\$154,000	\$154,000	\$154,000	\$154,000
Mechanical	\$87,200	\$41,200	\$58,800	\$56,400
Electrical	\$27,000	\$22,900	\$45,300	\$37,400
Interior Architecture	\$127,800			\$77,300
Exterior Architecture	\$21,600	\$11,400		
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 2061

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior							
Exterior Walls							
Cast in Place Concrete	5% Now Cracking/Crumbling Location: Emerge Exposed Reinforcem Location: Emerge Repairs in Progress, Location: Through	ncy Generator Arec ent, Extent : Light, ncy Generator Arec Extent : Light, Are	ı Area Affa ı	ected : 2%	5	\$114,400	A
Masonry: Brick	10% Now Repairs in Progress, Location: Through Rusting Masonry Sup Location: At Roof Vertical Cracks, Exte Location: Walls A Water Penetration, E Location: Ladies I	nout ot, Extent : Modera Exits ent : Light, Area Af round Roof Areas C Extent : Moderate, A	te, Area i fected : 5 Over 12th Area Affe	Affected : 10% 5% Floor	5	\$45,800	A
Masonry: Brick	30% Repairs in Progress, Location : Through		LIFE a Affecte	* * d : 66%	5	\$137,300	A
Masonry: Granite	20% Repairs in Progress, Location: Through	_	LIFE a Affecte	* * d : 66%	5	\$68,700	A
Masonry: Limestone	35% 4+ Repairs in Progress, Location : Through Staining/Discoloring	nout , Extent : Moderate			5	\$120,200	A
- , 	Location: Through	iout					
Windows Aluminum	60% Repairs in Progress, Location : Through		2039 a Affecte	* * d : 66%	5	\$43,900	A
Bronze/Brass	5%		2031	* *	5	\$22,900	A
Steel	35% Repairs in Progress, Location: Through		2031	* * d : 66%	5	\$320,400	A
Parapets							
Masonry: Brick	90% Repairs in Progress, Location : Through	_	LIFE a Affecte	* * d : 66%	5	\$8,800	A
Masonry: Limestone	10% Repairs in Progress, Location: Through	_	LIFE a Affecte	* * d : 66%	5	\$1,200	A

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

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

Architecture	C	urrent Rep	oair	Future	e Replacement	M	aintenance				
System Component Type		ail Date E Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Exterior											
Roof Copper/Terne	60%	Now	\$129,600	2038	* *			A			
Copper/Terrie			nt : Moderate, A					А			
		Location : Over 12th Floor									
	Gut/DS Non	Func/Miss,	Extent : Moder	ate, Area	Affected : 25%						
	Location: 12th Floor Roof, Drain To Basement										
	Repairs in Progress, Extent : Light, Area Affected : 66% Location : Throughout										
	Water Penetr	ration, Exte	nt : Moderate, A	rea Affe	cted : 10%						
	Location:	Near Electi	rical Room In Bo	sement							
Modified Bitumen		Now	\$21,600	2023	\$215,700			A			
			Extent : Moder								
		Location : Over 9th Floor Correction Officers Area Water Penetration, Extent : Moderate, Area Affected : 10%									
		Location : Over 9th Floor Correction Officers Area									
nterior	Locuiton .	Over 3in Fi	oor correction	Officers	1164						
Floors											
Carpet	10%	Now	\$30,700	2019	\$307,500	3	\$77,300	C			
			ent : Light, Area	Affected	: 10%						
	Location:	Throughou	t								
Cast in Place Concrete	10%			LIFE	* *	5	\$112,700	C			
	Repairs in Progress, Extent: Light, Area Affected: 66%										
	Location:										
Ceramic Tile		Now	\$28,800	2032	**	5	\$12,900	C			
			xtent : Light, Are	ea Affecte	ed : 10%						
C 1 T'1	Location:	1 nrougnoui	!	2022	* *	~	Φ4 7 100				
Cork Tile Marble Panels	10% 10%			2033 LIFE	**	5 5	\$45,100 \$38,600	C C			
Terrazzo	10%	0-2	\$31,200	LIFE	* *	5	\$40,300	C			
TCHTaZZO			xtent : Light, Are		ed : 5%	3	Ψ+0,500	C			
	Location : '	_	_	33							
Vinyl Tile	45%	Now	\$111,600	2023	\$2,231,000	3	\$86,900	С			
•	Cracking/Cri	umbling, E	xtent : Light, Are	ea Affecte			. ,				
	Location: Throughout										
	-	_	tent : Light, Are	a Affected	d : 66%						
	Location : '	Throughou	t								

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

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

Asset #: 2061

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$6,400	C
Gypsum Board	10%			LIFE	* *	5	\$19,100	C
		n Progress, n : Through	Extent : Light, Ared out	a Affecte	d : 66%			
Masonry: Brick	5%			LIFE	* *			С
Marble Panels	5%	Now	\$70,100	LIFE	* *			C
			ents, Extent : Seve it ' F ' On 11th Floo		Affected : 25%			
Marble Panels	20%			LIFE	* *			C
Transic Funcis	Cracking/		Extent : Light, Are out		ed : 5%			C
Plaster	5%	Now	\$14,700	LIFE	* *	5	\$4,800	С
	Location Water Per	n : Corridon netration, E	Extent : Moderate r Near Room 1103 xtent : Moderate, A r Near Room 1103		•			
Plaster	25%			LIFE	* *	5	\$23,800	С
	Repairs in	n Progress, n : Through	Extent : Light, Ared out	a Affecte	d : 66%		7-2,000	
SGFT/Glazed Masonry	15%			LIFE	* *			С
Wood	10%			LIFE	* *	5	\$127,100	C
Ceilings								
AcousTileSusp.Lay-In	15%			2028	* *	5	\$77,300	В
	-	n Progress, n : Through	Extent : Light, Ared out	a Affecte	d : 66%			
Plaster	5%	Now	\$22,300	LIFE	* *	5	\$16,100	В
	_	_	Extent : Moderate ectric Room in Base	_	ffected : 5%			
			xtent : Moderate, A r Near Rooms 1103					
Plaster	75%			LIFE	* *	5	\$241,500	В
	-	n Progress, n : Through	Extent : Light, Ared out	a Affecte	d : 66%			
Plaster	5%			LIFE	* *	5	\$16,100	В
	2 70						710,100	

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

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

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

Asset #: 2061

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2023	\$210,600	5	\$1,000	В
Raceway								
Conduit	90%			2023	\$244,600	1		В
Conduit	10%			2033	* *	1		В
Panelboards								
Fused Disc Sw	10%			2022	\$27,400	5	\$500	В
Molded Case Bkrs	20%			2031	* *	5	\$1,100	В
Molded Case Bkrs	60%			2022	\$164,100	5	\$3,400	В
Under Construction	10%							D
Wiring								
Braided Cloth	30%	2-4	\$92,200	2048	* *	1		В
		-	nt : Moderate, Are	a Affecte	ed : 100%			
		: Upper F	loors					
Thermoplastic	40%			2023	\$123,000	1		В
Thermoplastic	20%			2033	* *	1		В
Under Construction	10%							D
Motor Controllers						_		_
Locally Mounted	15%			2021	\$77,300	5	\$200	В
Locally Mounted	70%			2028	* *	5	\$1,000	В
Locally Mounted	10%			2036	* *	5	\$100	В
Under Construction	5%							D
Grounding Davises								
Grounding Devices Generic	100%			LIFE	* *	5	\$3,200	В
Stand-by Power	10070			LIII			\$3,200	
Transfer Switches								
Automatic	100%			2021	\$10,900	1	\$66,700	В
Generators					7-0,200		+ ,	
Diesel	100%			2019	\$74,100	1	\$83,700	В
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe			, ,	
	Location	: Generate	or - Outside Of Bui	lding				
	Explana	tion : One 2	250 Kw					
Batteries								
Lead/Acid	100%			2015	\$600	5	\$8,000	В
Fuel Storage								
Day Tank	100%			2022	\$18,100	5	\$40,100	В
			xtent : Moderate, A	Area Affe	ected : 100%			
		: Generate						
	Explana	tion : One 7	75 Gals					

Lighting

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

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

Asset #: 2061

Electrical	(Current Repair	Futur	e Replacement	Maintenance					
System Component Type		ail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Lighting										
Interior Lighting										
Fluorescent	87%		2028	* *	10	\$172,400	В			
	Other Observation, Extent: Moderate, Area Affected: 100%									
	Location:	Throughout The Building								
	Explanatio	on : T-8 Lamps								
HID	2%		2023	\$18,200	10	\$100	В			
Incandescent	1%		2018	\$12,900	2	\$100	В			
Under Construction	10%						D			
Egress Lighting										
Emergency, Battery	45%		2023	\$40,700	10	\$23,500	В			
Emergency, Battery	5%		2033	* *	10	\$2,600	В			
Exit, LED	5%		2063	* *	1		В			
Exit, Service	45%		2023	\$16,300	1		В			
Exterior Lighting										
HID	100%		2018	\$91,000	10	\$700	В			
Alarm										
Security System										
No Component	65%						D			
Generic	30%		2018	\$225,800	1	\$24,300	В			
Generic	5%		2033	* *	1	\$4,000	В			
Fire/Smoke Detection										
No Component	65%						D			
Generic	30%		2023	\$772,900	1-3	\$40,000	В			
Generic	5%		2033	* *	1-3	\$6,900	В			

echanical	Current Repair		Future Replacement		Maintenance			
estem Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
ating								
Energy Source Interruptible Gas/Dual Fuel	100%		2033	* *	1		В	
	Other Observation, Ext	ent : Light, Area	Affected	: 100%				
	Location : Sub Basem	ient						
	Explanation: Gas/#	4						
Conversion Equipment								
Steam Boiler	100%		2028	* *	1	\$214,300	В	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Sub Basement Boiler Room							
	Explanation: 4 Units							
Distribution								
Steam Piping/Pump	100% Now	\$173,700	2033	* *	4	\$10,700	В	
	Broken, Extent : Moderate, Area Affected : 10%							
	Location: Traps And Vacuum Condensate Pumps							
	Corroded, Extent : Severe, Area Affected : 20%							
	Location: Sub Basement, Basement							

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

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

Asset #: 2061

Mechanical	Current Repair		Futur	e Replacement	Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating				•				•	
Terminal Devices	200/			2022	* *	1	¢26,000	D	
Air Handler	20%	amintian T	Entant Light Ango	2033		1	\$26,800	В	
		ervanon, E : Basemen	Extent : Light, Area ot	Ајјестеи	. 2070				
			acement Is In Prog	ress					
Convector/Radiator	80%	- Repte	15 11 1 108	2028	* *	1	\$56,000	В	
Air Conditioning				2020			Ψ30,000	В	
Energy Source									
Electricity	100%			2039	* *	1		В	
Conversion Equipment									
Window/Wall Unit	40%			2018	\$204,600	1		В	
No Component	20%							D	
Under Construction	40%							D	
	Other Observation, Extent: Light, Area Affected: 0%								
		: Various		, D					
Distribution	Explanat	ion : A C S	System Renewal Is	In Progre	ess				
No Component	60%							D	
Under Construction	40%							D	
Terminal Devices	7070								
Air Handler/Cool/Ht	40%			2033	* *	1	\$53,500	В	
	Other Obse	ervation, E	Extent : Light, Area	Affected	: 40%				
	Location: Basement								
	Explanat	ion : Repla	acement Is In Prog	ress					
No Component	60%							D	
Heat Rejection	,								
No Component	60%							D	
Under Construction	40%							D	
Ventilation									
Distribution	1,000/	N	¢214.700	LIDD	* *	2.5	¢120 500	D	
Ductwork/Diffusers	100%	Now Extent : Se	\$214,700 evere, Area Affecte	LIFE		2-5	\$120,500	В	
		: Various		u . 10/0					
Exhaust Fans			2004110115						
Under Construction	100%							D	
Plumbing									
H/C Water Piping									
Brass/Copper	60%			2033	* *	1		В	
Galv Iron/Steel	40%	Now	\$29,700	2028	* *	1		В	
	Corroded, Extent : Severe, Area Affected : 20%								
	Location : Various Locations On Extended Life, Extent : Moderate, Area Affected : 10%								
				rea Affec	tea : 10%				
	ьосаноп	: House T	anks						
HW/Hast Easternam									
HW Heat Exchanger	1000/			2022	\$77.200	1	\$22 100	D	
HW Heat Exchanger Low Temp Sanitary Piping	100%			2023	\$77,200	4	\$32,100	В	

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

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

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

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

^{**} 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 Landmark Status** : NONE : 31-May-2013

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

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



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

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

rchitecture	Current Re	pair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior							
Exterior Walls	100/ 37	#110.400	LIDE	ale ale	-	Φ27.200	
Masonry: Brick	10% Now	\$119,400	LIFE	**	5	\$35,200	Α
	Cracking/Crumbling, E Location : Penthouse	xtent : Moaerate	e, Area A <u>j</u>	<i>fectea : 10%</i>			
	Horizontal Cracks, Ext	ant · Madarata	Arag Affa	atad · 100%			
	Location : Penthouse	ені . тойетию, г	пец Ајје	. 1070			
	Jnt Mortar Miss/Erod,	Extent : Moderai	te. Area A	Affected: 50%			
	Location : Penthouse		,				
Masonry: Limestone	75% Now	\$1,673,500	LIFE	* *	5	\$198,000	A
Masonry. Ennestone	Cracking/Crumbling, E			fected : 10%	3	Ψ170,000	Α
	Location : Penthouse		.,	,			
	Jnt Mortar Miss/Erod,	Extent : Moderai	te, Area A	Affected : 10%			
	Location : Penthouse						
	Misaligned/Bulging, Ex	tent : Moderate,	Area Aff	ected : 5%			
	Location: Penthouse						
	Staining/Discoloring, E	Extent : Moderate	e, Area Aj	fected : 15%			
	Location: Throughou	t					
Metal Panel	7% 4+	\$39,400	2034	* *	5	\$46,200	A
	Deteriorated Finish, Ex	tent : Moderate,	Area Aff	ected : 75%			
	Location : Throughou	t					
	Staining/Discoloring, E		e, Area Aj	fected : 50%			
	Location : Throughou						
Granite Panels	5% 2-4	\$645,500	LIFE	* *	5	\$13,200	A
	Cracking/Crumbling, E		rea Affec	ted : 60%			
	Location: Throughou	t					
Window Wall	3%		2044	* *	5	\$39,600	A
Windows Aluminum	97% Now	\$449,800	2032	* *	5	\$46,300	۸
Alummum	Caulking Deteriorated,				3	\$40,300	A
	Location : 11th Floor		110, 111 001	ijjeeiea . 2570			
	Water Penetration, Exte		Area Affe	cted : 5%			
	Location : 11th Floor		33				
Metal Louvers	3% 2-4	\$9,500	2033	* *			A
	Broken/Missing Elemen			ffected : 10%			
	Location : Throughou	_		•			
Parapets							
Masonry: Brick	50% Now	\$134,100	LIFE	* *	5	\$19,900	A
	Jnt Mortar Miss/Erod,		te, Area A	Affected : 25%			
	Location : Interior Fa	ıce					
Masonry: Limestone	50% 2-4	\$240,800	LIFE	* *	5	\$25,000	A
	Jnt Mortar Miss/Erod,	_	rea Affec	ted : 10%			
	Location: Throughou	t					

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

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

Architecture	Current R	epair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior			•				•
Roof							
Modified Bitumen	100% 0-2 Deteriorated Finish, I Location: Througho Water Penetration, Ex Location: Througho	out ctent : Light, Area					A
nterior							
Floors							
Carpet	10% 4+ Punct/Tear/Impact De Location : Through		2023 ght, Area A	\$434,200 Affected : 20%	3	\$109,100	С
Cast in Place Concrete	5% 2-4 Cracking/Crumbling, Location: Througho		LIFE ea Affected	* * 1: 10%	5	\$79,600	С
Ceramic Tile	5% 2-4 Cracking/Crumbling, Location: Througho	_	2033 ea Affected	* * l : 10%	5	\$18,200	С
Terrazzo	10%		LIFE	* *	5	\$113,700	С
Vinyl Tile	45%		2024	\$3,150,400	3	\$163,700	C
Vinyl Tile	25% Now Cracking/Crumbling, Location: Record R Worn/Eroded, Extent Location: Record R	ooms In Basement : Moderate, Area	Affected : 2		3	\$68,200	С
Interior Walls							
Cast in Place Concrete	5% 2-4 Cracking/Crumbling, Location: Througho		LIFE ea Affectea	* * l : 10%			С
Ceramic Tile	5% 0-2 Cracking/Crumbling, Location: Througho	_	2033 ea Affected	* * l : 10%	5	\$18,400	С
Concrete Masonry Unit	10%		LIFE	* *	5	\$58,800	С
Marble Panels	10%		LIFE	* *	10	\$29,400	C
Plaster	55% 2-4 Cracking/Crumbling, Location: Througho	_	LIFE	* * l : 20%	5	\$121,300	С
	· ·						
SGFT/Glazed Masonry	5%		LIFE	* *	10	\$18,400	С

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

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

Asset #: 1573

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	45%			2029	* *	5	\$409,300	В
AcousTileSusp.Lay-In	20%			2029	* *	5	\$145,500	В
Exposed Concrete	15%	4+	\$212,400	LIFE	* *	5	\$17,100	В
-	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 5%			
	Location	n : Through	out					
Plaster	20%	4+	\$126,200	LIFE	* *	5	\$90,900	В
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	ı: Through	out					

Electrical	Current Repair	Futu	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nder 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2044	* *	5	\$2,500	В
	Other Observation, Extent		ected : 100%			
	Location: Electrical Roo					
	Explanation: 2-4000 Am	ips Siemens Power B	reakers			
Transformers						
Dry Type	100%	2037	* *	5	\$1,800	В
	Other Observation, Extent		ected : 100%			
	Location: Electrical Roo					
	Explanation: 150 Kva, 7.	5 Kva, 45 Kva				
Switchgear / Switchboard	1000/	2011	* *	-	#2.5 00	ъ
Air Circuit Breaker	100%	2044	* *	5	\$2,500	В
Raceway	100/	2011	de de			
Conduit	40%	2044	**	1		В
Conduit	60%	2024	\$244,600	1		В
Panelboards	5 0/	20.10	* *	-	\$	ъ
Fused Disc Sw	5%	2040	**	5	\$600	В
Molded Case Bkrs	50%	2040		5	\$6,500	В
Molded Case Bkrs	45%	2023	\$184,700	5	\$5,800	В
Wiring	2004	4120 100 2010	de de			
Braided Cloth	30% 2-4	\$138,400 2049	**	1		В
	Insulation Aged, Extent: M	loderate, Area Affecti	ed: 100%			
	Location: Upper Floors					
Thermoplastic	50%	2044	* *	1		В
Thermoplastic	20%	2034	* *	1		В
Motor Controllers						
Locally Mounted	10%	2044	* *	5	\$300	В
	Recent Installation, Extent Location: Throughout	: Light, Area Affected	l : 10%			
Locally Mounted	10%	2037	* *	5	\$300	В
Motor Control Center	40%	2037	* *	5	\$5,300	В
Motor Control Center	40%	2022	\$309,200	5	\$5,300	В
- Motor Control Center	1070	2022	Ψ307,200		Ψ5,500	

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

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

Electrical	Current Repair Future Replacement		Maintenance			
System Component Type	% of Fail Date Estim Total (Years)	nated 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	В
	Other Observation, Extent:	. 55	ected : 100%			
	Location: Throughout The	e Building				
	Explanation: T-8 Lamps					
Egress Lighting						
Emergency, Battery	20%	2019	\$40,700	10	\$23,500	В
Exit, LED	80%	2052	* *	1		В
Exterior Lighting						
HID	100%	2024	\$204,800	10	\$1,500	В
Alarm						
Security System						
No Component	70%					D
Generic	30%	2029	* *	1	\$54,600	В
Fire/Smoke Detection						
No Component	65%					D
Generic	35%	2024	\$2,028,600	1-3	\$108,200	В

Mechanical	Current Repai	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Interruptible Gas/Dual	100%	2044	* *	1		В
Fuel						
Conversion Equipment						
Heat Exchanger	2%	2033	* *	1	\$4,800	В
	Other Observation, Extent : Light, Area Affected : 100%					
	Location: Basement					
	Explanation: 2 Units					
Steam Boiler	98%	2037	* *	1	\$472,400	В
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location: Boiler Room					
	Explanation : 3 Units - In Hall And School Of Law		g 2 Units. Also Pro	ovide He	at To Bk Borough	
Distribution						
Hot Wtr Piping/Pump	20%	2032	* *	4	\$7,200	В
Steam Piping/Pump	80%	2034	* *	4	\$19,200	В

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

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

Asset #: 1573

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
eating								
Terminal Devices								
Air Handler	60%			2024	\$1,810,400	1	\$180,600	В
Convector/Radiator	20%		\$105,700	2029	* *	1	\$28,300	В
			nt : Moderate, Are	a Affecte	d : 10%			
	Location	n : Control	System					
Fan Coil Unit/Heat	20%	Now	\$83,800	2029	* *	1	\$28,300	В
	On Extend	ded Life, Ex	tent : Moderate, A	rea Affec	ted : 10%			
	Location	ı : Through	out					
ir Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		В
Conversion Equipment								
Centrifugal, Elec Chiller	r 100%			2033	* *	1	\$526,600	В
-	R-134a R	efrigerant, l	Extent : Light, Ared	ı Affected	d: 100%			
	Location	n: 3 Units -	Sub Basement					
Distribution								
Chilled Wtr Pipe/Pump	100%			2044	* *	4	\$36,000	В
Terminal Devices							•	
Air Handler/Cool/Ht	100%			2029	* *	1	\$301,000	В
	Other Ob.	servation, E	Extent : Light, Area	Affected	! : 100%			
	Location	n : Multiple	Floors					
	Explana	tion : More	Than 120 Units					
Heat Rejection								
Water Cool Tower	100%			2025	* *	2	\$489,300	В
	Other Ob.	servation, E	Extent : Light, Area	Affected	! : 100%			
	Location	ı:Roof						
	Explana	tion: 2 Un	its					
entilation entilation								
Distribution								
Ductwork/Diffusers	100%		\$241,500	LIFE	* *	2-5	\$271,100	В
	Needs Cle	eaning, Exte	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	ı : Through	out					
Exhaust Fans								
Interior	95%			2029	* *	2	\$14,300	В
Roof	5%			2029	* *	2	\$800	В
lumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	* *	1		В
	Booster P	ump w/Tan	k, Extent : Light, A	rea Affec	cted : 100%			
	Location	n : Serves F	ire Sprinkler And S	Stand Pip	oe -			
Water Heater								
Electric	100%			2023	\$86,800	4	\$4,400	В
	Other Ob.	servation, E	Extent : Light, Area	Affected	! : 100%			
	Location	ı : Sub Base	ement					
	Evalana	diam . 100 (Callons Installed T	omnorari	ily To Accommoda	to The De	ilan Danlagamant	

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

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

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
HW Heat Exchanger	1000/	2024	* *	4	ф.40. 2 00	ъ
Low Temp	100% Other Observation, Extent : Ligh	2034		4	\$48,200	В
	Location : Sub Basement	и, Агеи Аујесіей . 10	0/0			
	Explanation: 2 Units, 1500 Ge	allon Each				
Sanitary Piping	7					
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2024	\$10,400	4	\$2,000	В
Sewage Ejector(s)	1000/ 0.2		ماد ماد		4.200	
Compressed Air		6,900 2054	**	4	\$1,300	В
	Obsolete Equipment, Extent : Mo Location : Sub Basement	oaerate, Area Affecte	a: 100%			
Backflow Preventer	Location : Sub Basement					
No Component	95%					D
Generic	5%	2029	* *	1	\$1,500	В
Generic	Other Observation, Extent : Ligh			1	\$1,500	Б
	Location : Sub Basement	,				
	Explanation : Serves Boilers O	Only				
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	**			C
	Other Observation, Extent: Light		0%			
	Location: (2) B-1; (3) 3-12; (1	10) 1-12				
Escalators	Explanation: 15 Units					
Under 20' Rise	100%	LIFE	* *			С
Olider 20 Kise	Other Observation, Extent : Ligh		0%			C
	Location : 1-2, 2-3	.,, 11. ea 11,,, ee ea 1 1 0	0,0			
	Explanation: 6 Units					
Fire Suppression	-					
Standpipe						
Generic	100%	2044	* *	1-5	\$245,600	В
Sprinkler						_
No Component	95%		_			D
Generic	5%	2044	* *	1-2	\$6,800	В

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

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

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

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



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

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

Asset #: 4167

chitecture	Current F	Repair	Future Replacement		Maintenance			
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
erior								
Exterior Walls								
Cast Stone/Terra Cotta	15%	** **********************************	LIFE	* *	5	\$100,600	A	
Masonry: Brick	65% Now	\$310,900	LIFE	**	5	\$55,800	A	
	Int Mortar Miss/Eroc Location : North Fo		e, Area A	Affected: 20%				
	Water Penetration, E		rea Affe	cted · 20%				
	Location : North Fo		пеи Ајје	ciea . 2070				
Massauru Busauratana			LIDE	* *		¢c 400	Α.	
Masonry: Brownstone	10% Now <i>Jnt Mortar Miss/Erod</i>	\$102,300	LIFE		5	\$6,400	A	
	Location : North Fo		e, 111 eu 1	ijjeciea . 2570				
	Staining/Discoloring,		Area Ai	ffected : 20%				
	Location : North Fo		, 11.00.11)	<i>Jeelea</i> : 2 070				
	Water Penetration, E	xtent : Moderate, A	rea Affe	cted : 20%				
	Location : North Fo		33					
Masonry: Granite	10% Now	\$128,900	LIFE	* *	5	\$6,400	A	
	Jnt Mortar Miss/Eroc			Affected : 30%	-	+ - ,		
	Location : North Fo	ıcade						
	Water Penetration, E	xtent : Moderate, A	rea Affe	cted : 15%				
	Location : Lobby							
Windows								
Wood	50% Now	\$23,200	2037	* *	5	\$17,000	A	
	Deteriorated Finish,		Area Aff	fected : 25%				
	Location: Through		°C . 1	4007				
	Dry Rot/Decay, Exter			40%				
	Location : Auditori	m Ai Arch Windov		de de		***		
Wood	50%	Europe Italy	2043	**	5	\$33,900	A	
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout							
Doronata	Locuion . Inrough	Out						
Parapets Copper/Terne	10%		2041	* *	5	\$400	A	
Masonry: Brownstone	90%		LIFE	* *	5	\$2,000	A	
Roof	7070		<u> </u>			Ψ2,000		
Clay Tile	70% Now	\$96,300	2041	* *			A	
,	Broken/Missing Elem			ea Affected : 10%				
	Location : Through	out						
	Gut/DS Non Func/Mi	ss, Extent : Severe,	Area Af	fected : 25%				
	Location : East Fac	rade						

Interior

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

Asset #: 4167

rchitecture	Current Repair		Future Replacement		Maintenance			
ystem Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior	•			-				-
Floors	1.50/			2020	\$64,600	2	¢15 000	C
Carpet	15% 10%			2020 2022	\$64,600 \$43,100	3	\$15,000 \$10,000	C C
Carpet			nt, Extent : Light, . loor			3	\$10,000	C
Ceramic Tile	15%			2030	* *	5	\$10,000	С
Mosaic Tile	5%			2026	* *	5	\$8,300	C
Vinyl Tile	20%			2029	* *	3	\$5,000	C
	Recent Replace Location : 4		nt, Extent : Light, .	Area Aff	ected : 100%			
Vinyl Tile	20%			2021	\$138,800	3	\$6,700	С
Wood	15% N	Now	\$69,500	2049	* *	5	\$9,400	C
	Location : (Old Care , Extent	: Severe, Area Affe		-			
Interior Walls								
Ceramic Tile	5%			2030	* *	5	\$5,000	C
Gypsum Board	15%			LIFE	* *	5	\$8,900	C
Masonry: Brick	Jnt Mortar M Location : E	Basemen ent : Mod	derate, Area Affect					С
Plaster	Broken/Missi Location : C Cracking/Cru	Old Care mbling,	\$119,100 ents, Extent : Seve etakers Apt. And M Extent : Severe, A etakers Apt. And M	ain Stair rea Affeo	cted : 25%	5	\$6,000	С
Plaster	35%			LIFE	* *	5	\$10,400	С
	Recent Repail Location : 4		t, Extent : Light, A ·	rea Affe	cted : 25%			
Wood	15%			LIFE	* *	5	\$59,500	С
Ceilings								
AcousTileSusp.Lay-In	25%			2034	* *	5	\$16,700	В
Gypsum Board	10%			LIFE	* *	5	\$8,300	В
Plaster	25% N	Now	\$156,500	LIFE	* *	5	\$10,400	В
	Location : (Old Care , Extent	: Severe, Area Affe					
Plaster	15%			LIFE	* *	5	\$6,300	В
Plaster	25%			LIFE	* *	5	\$10,400	В
	Recent Repail Location : 4		t, Extent : Light, A ·		cted : 25%		•	

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

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

Asset #: 4167

Electrical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment	4.00-4	-0.44		_	* 4 0 0	_
Fused Disc Sw	100%	2041	* *	5	\$100	В
	Other Observation, Extent : Mo Location : Basement	derate, Area Affected	: 100%			
	Explanation : 1- Electrical Se	rvice Rated @ 800 An	maras			
Switchgear / Switchboard	Explanation . 1- Liectrical Se	vice Raiea © 000 III	iperes			
Fused Disc Sw	100%	2041	* *	5	\$100	В
Raceway					,	
Conduit	100%	2041	* *	1		В
Panelboards						
Molded Case Bkrs	100%	2037	* *	5	\$600	В
	Other Observation, Extent : Mo	derate, Area Affected	: 100%			
	Location : Corridors					
	Explanation: Existing Non Fu Purposes	unctional Knife Switch	Panels Retair	ied For I	Historical	
Wiring	1000/	20.44	de de			-
Thermoplastic	100%	2041	* *	1		В
Motor Controllers	900/	2024	* *	_	¢100	D
Locally Mounted Locally Mounted	80% 20%	2034 2019		5 5	\$100	B B
Ground	20%	2019	\$3,400	3		Б
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	В
	Other Observation, Extent : Mo Location : Basement	derate, Area Affected	: 100%			
	Explanation: Connected To M	1etal Water Pipe.				
Lighting Interior Lighting	•	•				
Fluorescent	80%	2026	* *	10	\$15,400	В
	Other Observation, Extent : Mo Location : Throughout The Bu Explanation : T-12 Lamps		: 100%		. ,	
Fluorescent	15%	2029	* *	10	\$2,900	В
	Other Observation, Extent : Mo Location : 3rd Floor	derate, Area Affected	: 100%			
	Explanation: T-8 Lamps					
HID	1%	2026	* *	10		В
Incandescent	4%	2021	\$5,400	2		В
Egress Lighting Emergency, Battery	Not Functioning, Extent: Mode		**			В
E : G :	Location: Throughout The Bu		ala -1-	1		- D
Exit, Service	60%	2026	* *	1		В
Exterior Lighting	1000/	2021	<u></u> የበ <i>ረ</i> በባ	10	\$100	D
HID Alarm	100%	2021	\$9,600	10	\$100	В

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.

Asset #: 4167

Electrical	Current Repair	Current Repair Future Replacement		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
larm				
Security System				
Generic	100%	2026 **	1 \$7,900	В
	Other Observation, Extent: Moderate,	Area Affected : 100%		
	Location : Throughout The Building			
	Explanation : Surveillance Camera S	ystem Appears To Be In Go	od Working Condition.	
Fire/Smoke Detection				
Generic	100%	2026 **	1-3 \$13,000	В
	Other Observation, Extent: Moderate,	Area Affected : 100%		
	Location : Throughout The Building			
	Explanation : Fire Alarm System Is F	unctional And Maintained I	By A Private Contractor.	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								_
Interruptible Gas/Dual Fuel	100%			2041	* *	1		В
Conversion Equipment								
Steam Boiler	100%			2034	* *	1	\$20,900	В
			ctent : Light, Area	Affected .	100%			
		: Basement						
	Explanat	ion : 5 Unit	ts .					
Distribution								_
Steam Piping/Pump	100%	Now	\$36,500	2031	**	4	\$1,000	В
			Extent : Severe, Are	ea Affecte	d:70%			
		: Througho		4.60	1 200/			
			Extent : Severe, Are					
T	Locanon	: East Stae	Gets Less Heat Th	ian wast	Siae Of The Buila	ıng		
Terminal Devices	0.50/	N	¢11.700	2026	* *	1	¢£ 000	D
Convector/Radiator	95%	Now	\$11,700 oderate, Area Affe	2026		1	\$5,800	В
		: Holding A		nea . 107	О			
		. Howing F	1764	2016	ΦΩ 400		φ100	D.
Unit Heater-Stm/HW	5%			2016	\$8,400	4	\$100	В
Air Conditioning								
Energy Source Electricity	100%			2029	* *	1		В
Conversion Equipment	100%			2029		1		Б
Int Pkg Unit - Cooling	5%			2019	\$16,800	2	\$100	В
Window/Wall Unit	70%			2019	\$37,600	1	\$100	В
No Component	25%			2010	φ57,000	1		D
Heat Rejection	23/0							ע
Remote Air Cond	5%			2021	\$5,900	2	\$700	В
No Component	95%			2021	Ψ5,700	_	Ψ700	D
Vantilation	7570							

Ventilation

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

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

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

^{**} 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

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



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

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

Asset #: 13870

Architecture	Current Rep	Futur	e Replacement	Maintenance						
System Component Type	% of Fail Date E Total (Years)	Sstimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Exterior			•				•			
Exterior Walls										
Fiberglass Panel	5%		2031	* *	5	\$125,000	A			
Masonry: Brick	15% Now	\$183,200	LIFE	* *	5	\$100,000	A			
	Diagonal Cracks, Exten		ea Affect	ted : 5%						
	Location : Stack Chimney									
	Water Penetration, Extent: Moderate, Area Affected: 5%									
	Location : Penthouse									
Masonry: Marble	55%		LIFE	* *	5	\$275,000	A			
	Punct/Tear/Impact Dan	-		Area Affected : 5%	ó					
	Location: Various Gr									
	Caulking Deteriorated,		te, Area	Affected : 20%						
	Location : Throughou	t								
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			
	Loose/Delam Surface, Extent : Moderate, Area Affected : 10% Location : Throughout									
	Parge/Tar Separating, Extent : Moderate, Area Affected : 10% Location : Throughout									
	Spalling, Extent : Mode	rate, Area Affect	ed : 15%	ó						
	Location: Throughou	<u> </u>				* * * * * * * * * * * * * * * * * * *				
Masonry: Marble	35%		LIFE	* *	5	\$6,800	A			
Metal Panel	10%	16.1	2032	**	5	\$6,000	Α			
	Corrosion/Rusting, Extent: Moderate, Area Affected: 20%									
	Location : Throughou									
Metal Rail	10% Now	\$3,600	2027	* *	5	\$11,000	A			
	Loose/Miss Fasteners, I		Area Affe	ected : 60%						
	Location : Throughou	t								
Roof		*** ***	•0.4.5		_	*O= *				
Roll Roofing	75% Now	\$25,500	2018	\$510,700	5	\$87,200	Α			
	Water Penetration, Exte		a Affecte	d: 10%						
	Location : Southeast (corner								
Skylight, Metal/Glass	25%		2032	* *	10	\$116,300	A			
Interior										

Interior

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

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

Asset #: 13870

Architecture		Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior	•			•				•
Floors								
Carpet	10%			2018	\$544,900	3	\$140,900	C
Carpet	30%			2021	\$1,362,200	3	\$422,600	C
Cast in Place Concrete	10%		\$117,000	LIFE	* *	5	\$154,100	C
	_	_	Extent : Severe, A out Basement	rea Affec	eted : 15%			
Mosaic Tile	15%			2027	* *	5	\$264,100	С
Marble Panels	15%			LIFE	* *	5	\$79,200	C
Slate	5%			LIFE	* *	5	\$37,400	C
Vinyl Tile	5%			2027	* *	3	\$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
	Location	n : Basemen	Extent : Severe, Are et r Penetration	а Ађесте	a: 100%			
Marble Panels	25%			LIFE	* *			С
Plaster	10%			LIFE	* *	5	\$16,600	C
Plaster	30%	Now	\$66,500	LIFE	* *	5	\$49,800	C
	Cracking/Crumbling, Extent: Severe, Area Affected: 2% Location: Southeast Corner Of Library Water Penetration, Extent: Moderate, Area Affected: 3% Location: Southeast Corner Of Library							
Wood	25%			LIFE	* *	5	\$553,900	C
Ceilings								
AcousTileSusp.Lay-In	3%			2035	* *	5	\$21,100	В
Exposed Concrete	10%			LIFE	* *	5	\$11,000	В
Glass: Susp Panels	10%			LIFE	* *			В
	Location	ı : Courtro	Extent : Moderate, A om Dome Tiffany Dome. Uli					
Gypsum Board	32%			LIFE	* *	5	\$281,800	В
Masonry: Marble	10%			LIFE	* *	1		В
Masonry: Vault Struct	5%			LIFE	* *			В
Plaster	30%			LIFE	* *	5	\$132,100	В

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

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

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

Asset #: 13870

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

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

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

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

Asset #: 13870

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	-			-				-
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2031	* *	5	\$2,600	В
Distribution								
Steam Piping/Pump	100%			2042	* *	4	\$2,200	В
Terminal Devices								
Air Handler	50%			2027	* *	1	\$13,800	В
Convector/Radiator	45%			2035	* *	1	\$6,500	В
Fan Coil Unit/Heat	5%			2027	* *	1	\$700	В
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		В
Conversion Equipment Reciprocating Compr/Chiller	100%			2027	* *	1	\$20,600	В
-	R-22 Refri	gerant, Ex	tent : Light, Area A	ffected :	100%			
		0	- Basement Mecha					
			Extent : Light, Area					
			age Chiller - Basen		. 100/0			
		tion : 2 Un	-					
Distribution	Ехринии	1011 . 2 011						
Chilled Wtr Pipe/Pump	100%			2042	* *	4	\$2,200	В
Terminal Devices	10070			2042			Ψ2,200	ь
Air Handler/Cool/Ht	100%			2027	* *	1	\$27,500	В
Heat Rejection	10070			2021		1	Ψ27,300	ь
Water Cool Tower	100%			2023	\$158,600	2	\$44,700	В
Ventilation	10070			2023	Ψ130,000		Ψ++,700	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$24,800	В
Exhaust Fans	10070			LII L		2 3	Ψ24,000	ь
Roof	100%			2027	* *	2	\$1,400	В
Plumbing	10070			2021	•		φ1,400	ъ
H/C Water Piping								
Brass/Copper	20%			2042	* *	1		В
Galv Iron/Steel	80%			2042	* *	1		В
Water Heater	0070			2033		1		ט
Gas Fired	100%			2020	\$12,900	2	\$700	В
	100%			2020	\$12,900		\$700	Б
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В
	100%			LIFE		1		D
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		В
	100%			LIFE	4- 4-	1		Ď
Sump Pump(s)	1000/	Ma	¢11 200	2022	* *	A	Φ1 200	D
Rigid Piping	100%	Now	\$11,200	2032		4	\$1,300	В
			Extent : Severe, Ar	еи Ађес	iea : 100%			
	Location	: Basemen	TT .					
Sewage Ejector(s)	1000/			2027	* *	A	#2.000	D
Electric	100%			2027	ጥ ጥ	4	\$2,000	В

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

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

Mechanical	Current Repair	Future Repl	acement	M		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Backflow Preventer						
Generic	100%	2027	* *	1	\$2,700	В
Fixtures						
Generic	100%					В
	Obsolete Fixtures, Extent : Seve	re, Area Affected : 20%	,)			
	Location: Throughout					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent : Lig	ht, Area Affected : 100%	6			
	Location : One Unit Travels F	rom Basement : Pentho	use, The Ot	her Fron	ı Cellar : 4th	
	Floor					
	Explanation: 2 Units					
Fire Suppression						
Sprinkler						
No Component	95%					D
Generic	5%	2042	* *	1-2	\$600	В

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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

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



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

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

Asset #: 2049

chitecture	Current Repair Future Replacement Maintenance								
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
erior									
Exterior Walls			*** ********			_	* * * * * * * * * * * * * * * * * * *		
Masonry: Brick	Location Spalling, Location Staining/L Location Water Pen Location	Crumbling, 1: Penthous Extent: Mo 1: Penthous Discoloring, 1: Penthous netration, E 1: Penthous	derate, Area Affect se Extent : Severe, A se xtent : Moderate, A se	ed : 50% rea Affeo Area Affe	% cted : 75% cted : 20%	5	\$42,100	A	
		servanon, E 1 : Penthous	xtent : Moderate, A	теи Ајје	ciea . 100%				
		tion : Glaze	-						
Masonry: Limestone	45% Jnt Morta	Now	\$320,200 l, Extent : Moderat	LIFE e, Area	* * Affected : 35%	5	\$94,700	A	
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	_		\$65,100 Extent : Moderate ace	LIFE , Area Ą	* * ffected : 40%	5	\$1,600	A	
	Spalling, Extent : Moderate, Area Affected : 50%								
	Location : Inside Face								
	Worn/Eroded, Extent : Moderate, Area Affected : 50% Location : Inside Face								
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Interior Face Explanation : Glazed Brick								
Masonry: Limestone	5% Jnt Morta	Now	\$12,400 l, Extent : Moderat	LIFE e, Area	* * Affected : 25%	5	\$200	A	
Metal Panel	3%			2044	* *	5	\$400	A	
Panel/Paver: Limestone	45%			LIFE	* *	5-10	\$13,300	A	
Roof	,0						, 2,200		
Modified Bitumen	Location	Extent : Mod 1 : Over 12t	\$102,900 lerate, Area Affecto h Floor xtent : Moderate, A					A	

Interior

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

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

Asset #: 2049

Architecture	Current Repair		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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
		: Througho	ctent : Moderate, A out	rea Affe	cted : 100%			
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	В
_	Water Pene	etration, Ex	tent : Moderate, A	rea Affe	cted : 10%			
	Location	: Rooms 11	21, 1127					
Exposed Concrete	10%			LIFE	* *	5-10	\$69,100	В
Plaster	35%			LIFE	* *	5-10	\$332,400	В

ectrical	Current Repair	Future Rep	olacement	M				
stem Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2044	* *	5	\$1,700	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Electrical Room							
	Explanation: 3- Main Service	Disconnect Switches	Rated @ 4000) Ampere	es Each			
Transformers								
Dry Type	100%	2037	* *	5	\$1,400	В		
	Other Observation, Extent: Mod	lerate, Area Affected .	: 100%					
	Location: Mechanical Room							
	Explanation : 5- 30 Kva 208/12	20 Volts						
Switchgear / Switchboard								
Air Circuit Breaker	100%	2044	* *	5	\$1,900	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Low Voltage Pov	ver Circuit Breaker						
Raceway								
Conduit	20%	2024	\$81,500	1		В		
Conduit	80%	2044	* *	1		В		

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

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

Asset #: 2049

Electrical	Current Repair	Future Rep	olacement	M		
System Component Type	% of Fail Date Estimate Total (Years)	ted Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts		•				
Panelboards						
Fused Disc Sw	5%	2040	* *	5	\$400	В
Molded Case Bkrs	95%	2040	* *	5	\$9,300	В
Wiring						
Braided Cloth		546,100 2049	**	1		В
	Insulation Aged, Extent: Mod	lerate, Area Affected : 10	00%			
	Location : Throughout					
Thermoplastic	90%	2044	* *	1		В
Motor Controllers						
Locally Mounted	5%	2037	* *	5	\$100	В
Motor Control Center	95%	2037	* *	5	\$9,600	В
Ground						
Grounding Devices	1000/	* ****	ala -1-	~	# 10.000	~
Generic	100%	LIFE	* *	5	\$10,900	В
tand-by Power						
Transfer Switches	1000/	2027	* *	1	ф114 000	ъ
Automatic	100%	2037	* *	1	\$114,000	В
Generators	1000/	2022	* *	1	ф1.42.000	ъ
Diesel	100%	2033		1	\$143,000	В
	Other Observation, Extent: M	поаетате, Атеа Ајјества :	100%			
	Location : Roof Explanation : 1250 Kw, Rud	lor Conset				
Batteries	Explanation : 1250 Kw, Kud	ox Gensei				
Lead/Acid	100%	2018	\$600	5	\$13,700	В
Fuel Storage	100/0	2010	Ψ000		Ψ13,700	ъ
Day Tank	50%	2040	* *	5	\$34,300	В
Day Tank	Other Observation, Extent : M		100%	3	Ψ54,500	ь
	Location : Roof	J,				
	Explanation : 275 Gallons C	Capacity				
Main Tank	50%	2052	* *	5	\$5,500	В
Willin Tunk	Other Observation, Extent : M		100%	5	Ψ3,300	Ь
	Location: Basement	ioueruse, iireu iyyeeseu i	100,0			
	Explanation : 2000 Gallons	Capacity				
ighting	T 2300 Garrons	T ·····/				
Interior Lighting						
Fluorescent	95%	2029	* *	10	\$321,800	В
	T-8 Lamps, Extent : Moderate				, ,	
	Location : Throughout The B	Building				
Fluorescent	5%	2029	* *	10	\$16,900	В
1101000011	Other Observation, Extent : M		100%	-0	Ψ 1 0,200	2
	Location : Hallways	, JJ / Eu .				
	Explanation : Compact Fluo	rescent Light Fixtures				
Egress Lighting	1 1					
Egiess Lighting						D
	40%	2029	* *	1		В
Emergency, Service Emergency, Battery	40% 10%	2029 2029	* *	1 10	\$8,900	В

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

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

Asset #: 2049

Electrical	Current Repair	Future Re	eplacement	Ma		
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Exterior Lighting						
HID	50%	2024	\$77,800	10	\$600	В
Incandescent	50%	2024	\$110,500	2	\$300	В
Alarm						
Security System						
No Component	70%					D
Generic	30%	2029	* *	1	\$41,500	В
	Other Observation, Extent: Mod	derate, Area Affected	l : 100%			
	Location : Outside					
	Explanation: Cctv Surveilland	ce Camera System				
Fire/Smoke Detection						
No Component	30%					D
Generic	70%	2029	* *	1-3	\$159,600	В
	Other Observation, Extent : Mod	derate, Area Affected	l : 100%			
	Location : Hallways, Mechani	cal Rooms And Offic	es			
	Explanation : Strobe Lights, Si	moke Detectors, Hor	ns And Manua	l Pull Sta	utions	

Mechanical	Current Repair		Futur	e Replacement	Ma			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
leating								
Energy Source								
Utility Steam	100%			2034	* *	1		В
			Extent : Light, Area	Affected	: 100%			
		n : Basemer						
	Explana	ttion : Stear	n From Con Edisor	ı				
Conversion Equipment								
Pres. Reducing Valve/LF	P 100%)		2027	* *	5	\$22,000	В
Steam								
Distribution								
Steam Piping/Pump	100%)		2034	* *	4	\$18,200	В
Terminal Devices								
Air Handler	100%)		2019	\$2,291,900	1	\$228,700	В
ir Conditioning								
Energy Source								
Electricity	100%)		2032	* *	1		В
Conversion Equipment								
Centrifugal, Elec Chiller	90%)		2027	* *	1	\$360,000	В
	Other Ob	servation, E	Extent : Light, Area	Affected	: 90%			
	Locatio	n : Penthou	se					
	Explana	ation : R123	Refrigerant					
Split Unit	10%)		2024	\$196,200			В
1	R-22 Refi	rigerant, Ex	tent : Light, Area A	ffected :				
	-	_	r Mech Room					
Distribution								
Chilled Wtr Pipe/Pump	100%			2034	* *	4	\$18,200	В

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

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

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning	•			•				•
Terminal Devices								
Air Handler/Cool/Ht	80%			2019	\$1,444,400	1	\$182,900	В
Induction Unit	20%			2024	\$473,200	1	\$23,900	В
Heat Rejection								
Air Condenser Unit	10%			2024	\$84,900	2	\$25,700	В
Water Cool Tower	90%			2022	\$1,098,100	2	\$334,500	В
	Malfunction Location		nt : Moderate, Ared	a Affecte	d : 10%			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$326,100	В
Exhaust Fans							•	
Interior	100%			2024	\$469,900	2	\$11,400	В
Plumbing					·			
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		В
HW Heat Exchanger								
Low Temp	100%			2034	* *	4	\$36,600	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2024	\$10,400	4	\$2,000	В
Sewage Ejector(s)								
Compressed Air	100%			2034	* *	4	\$1,300	В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: (6) 1-12	(4) B-12 (1) B-1	2 Freigh	ıt			
	Explana	tion : 11 U	nits					
Fire Suppression								
Standpipe								
Generic	100%			2034	* *	1-5	\$186,500	В
Sprinkler								
Generic	100%			2024	\$4,963,100	1-2	\$103,600	В
Fire Pump								
Generic	100%			2027	* *	1	\$69,100	В

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

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

Print Date: 05-Sep-2013 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

Asset Name : MANHATTAN CRIMINAL COURTS BLDG.

Address : 100 CENTRE STREET

Borough Agency's Number : MANHATTAN : 312-135 Program / Asset # : DGS0002.000 / 2072 Yr Built/Renovated : 1938 / 2001 Area Sq Ft : 960,618 **Project Type** : COURTS **Date of Survey** : 29-Jan-2010 **Landmark Status** : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,7,13,17,18,19,20,21,22

Block : 167 Lot : 1 BIN : 1079000

CAPITAL	FY 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

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



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

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

Asset #: 2072

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance				
rstem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
terior										
Exterior Walls										
Masonry: Limestone	70% Now	\$3,296,100	LIFE	* *	5	\$389,900	Α			
	_	g, Extent : Moderate	, Area A	ffected : 2%						
	Location: Pentho									
	Jnt Mortar Miss/Er		e, Area A	Affected : 10%						
	Location : Throug									
		g, Extent : Severe, A	rea Affeo	cted : 50%						
	Location : Throug	hout Facades								
Metal Panel	15%		2031	* *	5-10	\$765,900	Α			
Granite Panels	15%		LIFE	* *	5	\$83,600	A			
Windows										
Aluminum	99%		2037	* *	5	\$170,100	A			
Aluminum	1% Now	\$8,400	2037	* *	5	\$900	Α			
	Glazing Broken/Cracked, Extent: Severe, Area Affected: 5%									
	Location : Mechanical Penthouse									
		Extent : Severe, Are	a Affecte	d: 2%						
	Location : Mechai									
	Explanation : Win	dow Missing								
Parapets					_					
Masonry: Brick	65%	#10.200	LIFE	* *	5	\$24,500	A			
Masonry: Limestone	20% Now	\$18,300	LIFE	**	5	\$9,500	A			
		g, Extent : Moderate	, Area A	ffected: 30%						
	Location : Pentho	use On West Side								
No Component	15%						D			
Roof										
Modified Bitumen	100% 4+	\$16,100	2029	**			A			
		Extent : Moderate, A	Area Affe	ectea : 2%						
	Location: Upper	•								
	Explanation: Gut	ter Supports Failing								

Interior

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior	•			•		•		
Floors								
Carpet	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
	_	_	Extent : Light, Are Corridor Location.		ed : 2%			
Quarry Tile	3%			2026	* *	5	\$52,900	C
Terrazzo	25%		\$177,900	LIFE	* *	5	\$229,700	C
		_	nents, Extent : Seve And F At Penthous		Affected : 10%			
Vinyl Tile		lissing Elen	\$61,100 nents, Extent : Mod Attys Offices	2021 erate, Ar	\$3,056,000 rea Affected : 10%	3	\$119,100	С
Not Accessible	Location	servation, E n :	Extent : Light, Area Floors And Central					D
Interior Walls								
Cast in Place Concrete			\$47,100 Extent : Moderate, A Ement	LIFE Area Affe	* * cted : 10%			С
Gypsum Board	4%			LIFE	* *	5	\$28,600	С
Masonry: Brick	15%			LIFE	* *	3	Ψ20,000	C
Marble Panels	15%		\$316,100	LIFE	* *			C
	Broken/M Location	lissing Elen n : Corrido	nents, Extent : Mod	erate, Ai				
	Int Morta	n : Various ur Miss/Eroo n : Through	d, Extent : Moderat	te, Area I	Affected : 20%			
Plaster	Cracking/ Location Water Per	n : Stairs E netration, E	\$168,000 Extent : Moderate And F At Penthous Extent : Moderate, A And F At Penthous	e Area Affe	-	5	\$136,100	С
SGFT/Glazed Masonry	5%)		LIFE	* *			С
Wood	10%			LIFE	* *	5	\$477,500	C
Not Accessible	10%							D
			Extent : Light, Area ors And Central Bo		!: 100%			

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

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

Asset #: 2072

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Ceilings									
AcousTile,Adhered	25%			2034	* *	5	\$294,100	В	
AcousTileSusp.Lay-In	5%	Now	\$7,900	2034	* *	5	\$29,400	В	
		_	ents, Extent : Mode r Offices, Basemen						
Exposed Concrete	5%	Now	\$45,800	LIFE	* *	5	\$9,200	В	
•	Cracking/C Location :	_	Extent : Moderate	, Area Aj	ffected : 5%				
Plaster	2%	Now	\$20,400	LIFE	* *	5	\$14,700	В	
	Cracking/Crumbling, Extent: Severe, Area Affected: 10%								
	Location : Stairs E And F At Penthouse								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location :	Stairs E	And F At Penthous	e					
Plaster	45%			LIFE	* *	5	\$330,800	В	
Plaster	8%			LIFE	* *	5	\$58,800	В	
Not Accessible	10%							D	
	Other Observation, Extent : Light, Area Affected : 0%								
	Location :								
	Explanation	on : 2 Jail	Floors And Centre	al Bookir	ıg				

ectrical	Current Repair	Future	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2041	* *	5	\$3,500	В
	Other Observation, Extent Location : Electrical Roo		cted : 100%			
	Explanation: Three 4000 Switch		os And Two 2000 A	mps Ma	s Main Disconnect	
Transformers						
Dry Type	60%	2026	* *	5	\$1,800	В
Dry Type	40%	2034	* *	5	\$1,200	В
Switchgear / Switchboard						
Fused Disc Sw	20%	2041	* *	5	\$700	В
Molded Case Bkrs	80%	2041	* *	5	\$16,700	В
Raceway						
Conduit	70%	2021	\$475,600	1		В
Conduit	30%	2041	* *	1		В
Panelboards						
Fused Disc Sw	5%	2037	* *	5	\$900	В
Fused Disc Sw	10%	2020	\$68,400	5	\$1,800	В
Molded Case Bkrs	20%	2020	\$231,600	5	\$4,200	В
Molded Case Bkrs	65%	2037	* *	5	\$13,600	В

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

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

Asset #: 2072

Electrical	Current Repa	ir Futur	Future Replacement		aintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts							
Wiring Braided Cloth	10% 2-4	\$154.400 2046	* *	1		В	
Braided Cloth	10% 2-4 Insulation Aged, Extent:	, - ,		1		В	
	Location: Throughout	моиетине, Атей Ајјесн	a. 10070				
Thermoplastic	70%	2041	* *	1		В	
Thermoplastic	20%	2021	\$153,700	1		В	
Motor Controllers			,				
Locally Mounted	35%	2026	* *	5	\$1,900	В	
Locally Mounted	55%	2034	* *	5	\$2,900	В	
	Recent Installation, Exten	t : Moderate, Area Affe	ected : 100%				
	Location : Mech Room						
Motor Control Center	10%	2026	* *	5	\$2,100	В	
Ground							
Grounding Devices	1000/			_	.	-	
Generic	100%	LIFE	* *	5	\$11,600	В	
Stand-by Power							
Transfer Switches	1000/	2024	* *	1	\$242,600	D	
Automatic	100%	2034		1	\$242,600	В	
Generators Diesel	100%	2030	* *	1	\$304,400	В	
Diesei	Other Observation, Exten			1	\$304,400	Ъ	
	Location : Generator Ro						
	Explanation : One 1562	Kva					
Batteries	<u>r</u>						
Lead/Acid	100%	2015	\$600	5	\$29,100	В	
Fuel Storage							
Day Tank	50%	2037	* *	5	\$72,900	В	
	Other Observation, Exten	t : Moderate, Area Affe	ected : 100%				
	Location: Generator Ro	oom					
	Explanation: One 275	Gals					
Main Tank	50%	2024	\$54,800	5	\$11,600	В	
	Other Observation, Exten	t : Moderate, Area Affe	ected : 100%				
	Location: Basement						
	Explanation : One 60,00	00 Gals					
Lighting							
Interior Lighting	600/	2021	¢2 010 c00	10	¢447.000	D	
Fluorescent	62% Other Observation, Exten	2021 t : Moderate Area Affe	\$2,918,600	10	\$447,000	В	
	Location : Throughout	ı . мойетин, Агей А ЈЈе	ын . ЭЭ70				
	Explanation: Using T8	Lamns					
Fluorescent	30%	2026	* *	10	\$216,300	В	
Puorescent	0ther Observation, Exten			10	φ410,300	D	
	Location: Throughout	moueruic, meu Ajje					
	Explanation: Using T8	Lamns					
HID	3%	2021	\$99,400	10	\$800	В	
Incandescent	5% 5%	2021	\$235,400	2	\$900 \$900	В	
meanuescent	J 70	2021	\$433, 4 00		\$900	מ	

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

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

Asset #: 2072

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting							
Egress Lighting							
Emergency, Service	35%		2026	* *	1		В
Emergency, Service	10%		2016	\$13,200	1		В
Emergency, Battery	5%		2026	* *	10	\$9,500	В
Exit, LED	10%		2049	* *	1		В
Exit, Service	30%		2026	* *	1		В
Exit, Service	10%		2016	\$13,200	1		В
Exterior Lighting							
HID	70%		2021	\$231,800	10	\$1,800	В
Incandescent	30%		2016	\$141,100	2	\$400	В
Alarm							
Security System							
Generic	100%		2021	\$2,737,500	1	\$294,100	В
Fire/Smoke Detection							
Generic	100%		2026	* *	1-3	\$485,200	В

Mechanical	Cı	ırrent Rep	air	Futur	e Replacement	M	aintenance	
System Component Type		l Date Es Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
leating								
Energy Source Interruptible Gas/Dual Fuel	100%			2041	* *	1		В
Conversion Equipment								
Steam Boiler	100% N	low	\$220,200	2034	* *	1	\$701,400	В
	Leak Evident,	Extent: M	oderate, Area A	Affected :	25%			
	Location:#4	4 Boiler Tu	ıbes Leak					
	Other Observe	ation, Exter	nt : Severe, Are	a Affecte	d: 100%			
	Location: B	asement						
	Explanation	: 4 Units						
Distribution								
Steam Piping/Pump	10070)-2	\$126,300	2031	* *	4	\$38,800	В
			rate, Area Affe					
			Drain Pipe, Su					
	•		Extent : Light,	Area Affe	ected : 20%			
	Location : Si	team Traps	s, Throughout					
Terminal Devices								
Air Handler	25%			2016	\$1,219,600	1	\$121,700	В
		-	t : Light, Area A	Affected :	100%			
	Location : F	an Room						
Convector/Radiator		low	\$128,200	2019	\$6,409,500	1	\$171,700	В
	Damaged, Ext Location : P		rate, Area Affe	cted : 10	%			
ir Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		В

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

Asset #: 2072

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment								_
Centrifugal, Elec Chiller				2030	**	1	\$212,800	В
Window/Wall Unit	50%			2016	\$930,100	1		В
No Component	25%							D
Distribution Chilled Wtr Pipe/Pump	25%			2031	* *	4	\$14,600	В
No Component	75%			2031		4	\$14,000	D
Terminal Devices	13/0	1						
Air Handler/Cool/Ht	25%			2016	\$720,600	1	\$121,700	В
7111 Tanidie (On Extend		tent : Moderate, Ar om			•	Ψ121,700	D
No Component	75%	ı						D
Heat Rejection								
Water Cool Tower			\$487,000 ctent : Severe, Area se	2026 Affected	* * !: 25%	2	\$158,200	В
No Component	75%							D
Ventilation								
Distribution								
Ductwork/Diffusers		Extent : Mod	\$156,200 lerate, Area Affecte Connections, Penti			2-5	\$438,300	В
Exhaust Fans								
Interior			tent : Moderate, Ar se	2016 rea Affec	\$1,000,200 ted: 100%	2	\$24,300	В
Plumbing								
H/C Water Piping								
Brass/Copper	100%	1		2021	\$2,702,400	1		В
HW Heat Exchanger								
Low Temp	100%		\$28,100	2031	* *	4	\$77,900	В
			evere, Area Affected	d: 20%				
G : P! :	Location	n : Basemer	nt .					
Sanitary Piping	1000/			LIDE	* *	1		D
Cast Iron	100%	1		LIFE		1		В
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)	10070			LII'L		1		
Rigid Piping	100%			2026	* *	4	\$1,300	В
Sewage Ejector(s)	15070			_020		•	Ψ1,500	
Electric	100%	ı		2029	* *	4	\$1,300	В
			Extent : Light, Area		: 100%		, -, 0	
		n : Sub Base	=					
	Explana	ition : 3 Du	plex Units					
Fixtures								
Generic	100%	ı						В

Vertical Transport

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

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

Mechanical	Current Repair	Futur	e Replacement	M	aintenance				
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Vertical Transport									
Elevators									
Geared Traction	100%	LIFE	* *			C			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : (19) 1-17 (1)	B-17 (2) B-16							
	Explanation: 22 Units								
Fire Suppression									
Standpipe									
Generic	100%	2041	* *	1-5	\$397,000	В			
Sprinkler									
Generic	100%	2041	* *	1-2	\$220,600	В			
Fire Pump									
Generic	100%	2030	* *	1	\$147,000	В			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Basement								
	Explanation : Motor Repla	cement Has Been Sc	heduled						

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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 Agency's Number : MANHATTAN : 312-136 Program / Asset # : DGS0003.000 / 2048 Yr Built/Renovated : 1975 / 2010 Area Sq Ft : 491,000 **Project Type** : COURTS **Date of Survey** : 29-Jan-2010 **Landmark Status** : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,7,8,11,12

Block : 171 Lot : 31 BIN : 1001842

CAPITAL	FY 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		

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



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Metal Panel	27%			2047	* *	5-10	\$646,800	A
Metal Coiling Doors	3%			2034	* *	5	\$32,700	A
Granite Panels	60%			LIFE 2047	* *	5 5	\$156,800	A
Window Wall Windows	10%			2047		3	\$130,700	A
Aluminum	95%			2043	* *	5	\$31,700	A
Metal Louvers	5%			2043	* *	10	\$10,400	A
Parapets	370			2034		10	Ψ10,+00	П
Metal Panel	80%			2047	* *	5	\$26,500	Α
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%		\$102,200	LIFE	* *	5	\$290,800	C
		Crumbling, 1 : Loading	Extent : Moderate Dock	, Area Aj	ffected : 5%			
Ceramic Tile	4%			2030	* *	5	\$21,300	С
Ceramic Tile	12%			2036	* *	5	\$63,800	C
			Extent : Light, Area ed Public Spaces	Affected	l : 100%			
Panel/Paver: Cer/Brk	12%	Now	\$138,500	2037	* *	5	\$71,800	С
		_	ents, Extent : Mod s And Stair Throug		rea Affected : 5%			
Terrazzo	4%		\$12,900	LIFE	* *	5	\$16,600	С
			xtent : Moderate, A	Area Affe	cted : 10%			
	Location	ı : First Flo						
Vinyl Tile	28%		\$286,500	2021	\$1,432,600	3	\$55,800	C
		issing Elem 1 : Floors A	ents, Extent : Seve & B	re, Area	Affected : 25%			
	-	_	Extent : Moderate and Waiting Areas	-	-			
Vinyl Tile	15%			2031	* *	3	\$29,900	С
·	Recent In	stallation, E	Extent : Light, Area	Affected	l : 100%			
	Location	ı : Renovate	ed Courtrooms And	l Second	Floor			

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

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

Asset #: 2048

Architecture	Current Rep	air	Future Replacement Ma		aintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior							
Interior Walls	70/ Name	¢171 200	LIDD	* *			C
Cast in Place Concrete	7% Now Water Penetration, Exte	\$171,300	LIFE				C
	Location: West Wall I		и Ајјестеи	. 1370			
Ceramic Tile	5%		2030	* *	5	\$18,600	С
Concrete Masonry Unit	20% Now	\$284,200	LIFE	* *	5	\$29,800	C
	Broken/Missing Elemen		ere, Area A	ffected : 10%			
	Location : Loading Dock Diagonal Cracks, Extent : Moderate, Area Affected : 15%						
	=			d : 15%			
	Location: Various Ba						
	Loose Units, Extent : Severe, Area Affected : 10% Location : Loading Dock						
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%						
	Location: Loading Dock						
	Vertical Cracks, Extent		ea Affected	: 5%			
	Location : Parking Are	ea In Basement					
Gypsum Board	31%		LIFE	* *	5	\$69,200	С
Marble Panels	7%		LIFE	* *			C
Marble Panels	5%		LIFE	* *			C
	Other Observation, Exte	-	Affected:	100%			
	Location: Renovated						
T D .1	Explanation : Recent I		LIDE	* *			- C
Travertine Panels	15% Now Broken/Missing Elemen.	\$394,900	LIFE				C
	Location: Throughout		-	-			
Plaster	10%	Zieraie, Zeee	LIFE	* *	5	\$11,200	С
Ceilings						. ,	
AcousTileConcealSpLn	38% Now	\$314,700	2026	* *	5	\$126,300	В
	Broken/Missing Elemen		ere, Area A	ffected : 25%			
	Location: Throughout	· 					
AcousTileSusp.Lay-In	28%		2041	* *	5	\$148,900	В
	Recent Installation, Exte	_	ı Affected :	100%			
			2010	451 500		Φ# 200	
AcousTileSusp.Lay-In	2% Now	\$14,300	2019	\$71,700	5	\$5,300	В
	Broken/Missing Element Location: Throughout		ierate, Are	а Ађестеа : 25%			
Eumonad Computa	23% Now	\$95,200	LIFE	* *		¢10,100	В
Exposed Concrete	Cracking/Crumbling, Ex				5	\$19,100	D
	Location: Steam Room		e, 111eu 11jj	естей . 1070			
	Exposed Reinforcement, Extent : Severe, Area Affected : 5%						
	Exposed Reinforcement, Extent : Severe, Area Affectea : 5% Location : Steam Room						
	Water Penetration, Exte		a Affected	: 10%			
	Location : Steam Room	n					
Exposed Struc: Steel	7%		LIFE	* *			В
Plaster	2%		LIFE	* *	5	\$6,600	В

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

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

Asset #: 2048

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts		•				•
Service Equipment						
Air Circuit Breaker	70%	2021	\$64,700	5	\$1,500	В
	Other Observation, Extent : Modera Location : Electrical Room	ite, Area Affec	cted: 100%			
		in Diaconnoc	4 Cruital			
E 1D: 0	Explanation: Two 3000 Amps Ma		* * *		Φ.5.0.0	
Fused Disc Sw	30% Other Observation, Extent: Modera	2041		5	\$500	В
	Location : Electrical Room	не, Агеа Ађес	rtea : 100%			
	Explanation: One 3000 Amps Ma	in Disconnect	Switch			
Transformers	Explanation . One 3000 timps ma	in Disconneci	Swiich			
Dry Type	100%	2026	* *	5	\$1,500	В
Switchgear / Switchboard	200,0	2020			Ψ1,500	
Fused Disc Sw	30%	2041	* *	5	\$500	В
Molded Case Bkrs	70%	2021	\$210,600	5	\$7,500	В
Raceway						
Conduit	60%	2031	* *	1		В
Conduit	20%	2041	* *	1		В
Conduit	20%	2021	\$81,500	1		В
Panelboards						
Fused Disc Sw	15%	2020	\$61,600	5	\$1,400	В
Molded Case Bkrs	55%	2029	* *	5	\$5,900	В
Molded Case Bkrs	30%	2037	* *	5	\$3,200	В
Wiring						
Thermoplastic	55%	2031	* *	1		В
Thermoplastic	25%	2041	* *	1		В
Thermoplastic	20%	2021	\$92,200	1		В
Motor Controllers						
Locally Mounted	30%	2034	* *	5	\$800	В
Motor Control Center	70%	2019	\$541,100	5	\$7,700	В
Ground						
Grounding Devices				_		_
Generic	100%	LIFE	* *	5	\$5,900	В
Stand-by Power						
Transfer Switches	C00/	2024	* *	1	Φ 7.4.40 0	D
Automatic	60%	2034		1	\$74,400	В
Automatic	40%	2019	\$4,400	1	\$49,600	В
Generators Diesel	100%	2017	¢74 100	1	¢155 600	D
Diesei	100% Other Observation, Extent : Modera	2017	\$74,100	1	\$155,600	В
	Location: Generator Room	не, Агеа Ајјес	nea : 100%			
	Explanation : One 312 Kva					
Batteries	Ехрианиноп . One 312 K va					
Nickel Cadmium	100%	2015	\$600	5	\$89,600	В
Nickei Caulilluili	10070	2013	\$000	J	\$09,00U	D

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

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

Asset #: 2048

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power						
Fuel Storage						
Day Tank	50%	2020	\$16,800	5	\$37,300	В
	Other Observation, Extent: Moderat Location: Generator Room	te, Area Affec	ted : 100%			
	Explanation : One 275 Gals					
Main Tank	50% Other Observation, Extent: Moderat Location: Basement Explanation: One 400 Gals	2024 te, Area Affec	\$28,000 ted : 100%	5	\$5,900	В
Lighting						
Interior Lighting						
Fluorescent	73%	2021	\$1,756,500	10	\$269,000	В
	Other Observation, Extent : Moderat Location : Throughout Explanation : Using T8 Lamps	te, Area Affec			,	
Fluorescent	20%	2026	* *	10	\$73,700	В
	Other Observation, Extent: Moderat Location: Throughout Explanation: Using T8 Lamps		ted : 100%		4,2,100	
IIID		2026	* *	10	ф 7 00	D.
HID	5%	2026		10	\$700	B B
Incandescent	2%	2016	\$48,100	2	\$200	В
Egress Lighting	1.50/	2016	¢10,100	1		D
Emergency, Service	15%	2016	\$10,100 * *	1		В
Emergency, Service	30%	2026	* *	1	¢4.000	В
Emergency, Battery	5% 10%	2026 2049	* *	10	\$4,900	В
Exit, LED		2049 2016		1		B B
Exit, Service	10% 30%	2016	\$6,700 * *	1		В
Exit, Service	30%	2026	4-4-	1		В
Exterior Lighting	200/	2021	¢50,000	10	¢400	D
HID Incondescent	30%	2021	\$50,800	10	\$400	В
Incandescent	70%	2021	\$168,300	2	\$500	В
Alarm						
Security System	100%	2021	\$1,399,200	1	\$150,300	D
Generic Fire/Smoke Detection	100%	2021	\$1,399,200	1	\$130,300	В
Generic	100%	2026	* *	1-3	\$248,000	В
Generic	100/0	2020		1-3	Ψ240,000	ע

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

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

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

Asset #: 2048

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Conversion Equipment									
Heat Exchanger	40%			2024	\$39,500	1	\$79,700	В	
Pres. Reducing Valve/LI	P 60%	Now	\$3,400	2024	\$172,200	5	\$7,200	В	
Steam									
			: Severe, Area Affe Valve - " A " Level S						
Distribution	Locuitor	i . Suppiy v	aive - 71 Level L	neum Ro	·om				
Hot Wtr Piping/Pump	40%	0-2	\$185,800	2029	* *	4	\$7,900	В	
That was i iping/i amp			evere, Area Affecte			7	Ψ1,200	Ь	
		i : Basemen		1.5070					
G. D AD				2021	* *		Φ11 000		
Steam Piping/Pump	60%		\$38,700	2031		4	\$11,900	В	
			nt : Moderate, Area	a Affecte	d: 100%				
Torminal Daviasa	Locanor	i : Conaens	ate Return Pump						
Terminal Devices Air Handler	70%			2021	\$1 745 400	1	\$174,100	В	
					\$1,745,400 * *	1			
Convector/Radiator	30%			2026		1	\$39,000	В	
Air Conditioning									
Energy Source	1000/			2027	* *	1		D	
Electricity	100%			2037	* *	1		В	
Conversion Equipment	1000			2024	φ4. 3. 4 < 5 00		4.27.200		
Centrifugal, Elec Chiller	100%			2024	\$1,246,700	1	\$435,200	В	
Distribution	400						** * * * * * * * * * * * * * * * * * *	_	
Chilled Wtr Pipe/Pump	100%			2031	* *	4	\$29,800	В	
Terminal Devices									
Air Handler/Cool/Ht	100%			2021	\$1,964,300	1	\$248,800	В	
Heat Rejection									
Water Cool Tower	100%			2022	\$1,327,500	2	\$404,300	В	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$224,000	В	
Exhaust Fans									
Interior	100%			2021	\$511,300	2	\$12,400	В	
Plumbing	·	·							
H/C Water Piping									
Brass/Copper	100%			2041	* *	1		В	
HW Heat Exchanger									
Low Temp	100%	0-2	\$7,200	2031	* *	4	\$39,800	В	
-	Corroded,	Extent: M	oderate, Area Affe	cted : 10	0%				
	Location	ı : Coil Cor	inections						
Sanitary Piping									
Cast Iron	100%	Now	\$20,100	LIFE	* *	1		В	
			: Moderate, Area A		10%				
		: Steam R							
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1		В	
Sump Pump(s)	100/0								
Submersible	100%			2015	\$6,300	4	\$2,000	В	
<u> </u>	100/0			2013	Ψ0,500	-τ	Ψ2,000	ע	

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

Page: 78

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



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

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
xterior	'	<u>'</u>					
Exterior Walls							
Cast Stone/Terra Cotta	2%	LIFI	**	5	\$104,200	A	
Masonry: Brick	50%	LIFI	**	5	\$333,300	A	
	Water Penetration, Exte Location: At Foundat		fected : 5%				
Masonry: Granite	48%	LIFI	* *	5	\$240,000	A	
•	Water Penetration, Exte Location : Various	nt : Light, Area Affecte	d : 5%				
Windows							
Bronze/Brass	25%	2030	* *	5	\$234,600	A	
	Deteriorated Finish, Ex	tent : Light, Area Affec	ted : 2%				
	Location : Entry						
Metal Louvers	5%	203	* *	10	\$46,900	A	
Steel	70%	2030	* *	5	\$1,313,900	A	
	Corrosion/Rusting, Exte Location: Throughout		fected : 10%				
Parapets							
Masonry: Brick	45% Now Efflorescence, Extent: N Location: North Side			5	\$7,000	A	
	Loose/Delam Surface, E Location: Throughout		Affected: 10%				
	Spalling, Extent: Model Location: Throughout		%				
Masonry: Granite	43% Now Caulking Deteriorated,	\$71,900 LIFI Extent : Severe, Area A		5	\$8,400	A	
	Location : Coping Water Penetration, Exte	nt : Severe, Area Affec	ted : 20%				
	Location: Coping						
Metal Panel	2%	2042	* *	5	\$1,200	A	
Metal Rail	5%	2035	* *	5-10	\$14,000	A	
Marble Panels	5%	LIFE	**	5	\$900	A	

Architecture		Current F	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Roof	-								
Cast in Place Concrete	5%	Now	\$6,100	LIFE	* *			Α	
			xtent : Moderate, A	Area Affe	cted: 30%				
			out Areaways						
Copper/Terne	30%		\$13,200	2037	* *			A	
			xtent : Light, Area	Affected	: 5%				
		i : Rotunda							
Copper/Terne	5%			2050	* *	10	\$17,400	A	
Modified Bitumen	45%	Now	\$99,100	2027	* *			A	
			derate, Area Affecto	ed : 30%					
		ı : Through							
			derate, Area Affec	ted : 10%					
		ı : Through							
			xtent : Moderate, A	Area Affe	cted : 10%				
		i : Over 6th	Floor						
Skylight, Metal/Glass	5%			2042	* *	10	\$23,300	A	
	-		xtent : Moderate, A	rea Affec	ted : 10%				
	Location	: Various	Areas						
Sloped Glazing	10%			LIFE	* *	5	\$186,000	A	
nterior									
Floors	1.50/			2021	¢<01.100	2	¢211 200	C	
Carpet	15%	N	¢117.000	2021	\$681,100 * *	3	\$211,300	C	
Cast in Place Concrete	10%		\$117,000 Extent : Moderate	LIFE		5	\$154,100	C	
		crumbung, 1 : Sub Base		, Агеи Ај	jeciea . 2570				
			xtent : Severe, Are	a Affecte	1 · 10%				
				и Ајјесте	1.10/0				
	Location : Sub Basement Other Observation, Extent : Severe, Area Affected : 15%								
		ı : Sub Base		a rijjecie	u . 1570				
			nd Water Flooding						
Ceramic Tile	3%	0.00	1 1000000	2031	* *	5	\$21,100	C	
Cork Tile	10%			2031	* *	5	\$61,600	C	
Marble Panels	13%			LIFE	* *	5	\$68,700	C	
Terrazzo	14%			LIFE	* *	5	\$77,000	C	
IOHALLO		Crumbling	Extent : Moderate			5	Ψ11,000	C	
	_	ı : Basemen		, - 1. 000 11)	,				
Vinyl Tile	35%			2022	\$2,562,600	3	\$92,500	C	
v myr rne	33%			<i>L</i> U <i>L</i> L	\$4,304,000	3	\$92,300	<u> </u>	

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

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

Asset #: 2051

Architecture	Current Repair		Future Replacement		M			
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
terior								
Interior Walls		***					~	
Cast in Place Concrete	5% Now	\$98,500	LIFE	**			C	
	Cracking/Crumbling,			1:15%				
	Location : Lunch Ro Water Penetration, Ex			150/				
	Location : Lunch Ro			1370				
Marana Dalai				* *				
Masonry: Brick	5% Now Spalling, Extent: Seve	\$102,600	LIFE	4- 4-			C	
	Location : Sub Base		. 10/0					
	Water Penetration, Ex		a Affected : 10	0/0				
	Location : Sub Base		arijjecica . 10	70				
Marble Panels	10%		LIFE	* *			C	
Plaster	70% Now	\$387,900	LIFE	* *	5	\$116,300	C	
Taster	Loose/Delam Surface,			ed: 10%	3	Ψ110,500	C	
	Location : Corridor							
	Water Penetration, Ex							
	Location: Corridor	s, Stairs, Various (Offices And Lo	bbies				
Wood	10%		LIFE	* *	5	\$221,500	С	
Ceilings								
Exposed Concrete	10% Now	\$296,200	LIFE	* *	5	\$11,000	В	
	Cracking/Crumbling,			d: 30%				
	Location : Staff Cafe							
	Exposed Reinforceme Location : Sub Base		, Area Affectea	d : 30%				
	Water Penetration, Ex	ctent : Moderate, A	Area Affected :	30%				
	Location : Staff Cafe	eteria, Mechanica	l Room					
Masonry: Marble	10%		LIFE	* *	1		В	
Plaster	15%		LIFE	* *	5	\$66,000	В	
Plaster	65% Now	\$429,100	LIFE	* *	5	\$286,200	В	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Corridors Throughout Water Penetration, Extent : Light, Area Affected : 5%							
	Location : Corridor	s, waiting Areas, I	гие коот					

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

Under 600 Volts

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

Asset #: 2051

Electrical		Current Repair		Future Replacement		M		
System Component Type		ail Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								•
Service Equipment								
Fused Disc Sw	70%			2032	* *	5	\$1,500	В
			tent : Moderate, A	Area Affe	ected : 100%			
	Location:							
	Explanatio	n : Rated	@ 4000 Amps					
Fused Disc Sw	30%			2042	* *	5	\$600	В
	Other Obser	vation, Ex	tent : Moderate, A	Area Affe	ected : 100%			
	Location:	Electrical	Room					
	Explanatio	n : Rated	@ 4000 Amps					
Switchgear / Switchboard								
Fused Disc Sw	70%			2032	* *	5	\$1,500	В
Fused Disc Sw	30%			2042	* *	5	\$600	В
Raceway		_		_				·
Conduit	30%			2042	* *	1		В
Conduit	70%			2032	* *	1		В
Panelboards								
Fused Disc Sw	5%			2038	* *	5	\$500	В
Molded Case Bkrs	30%			2038	* *	5	\$3,800	В
Molded Case Bkrs	40%			2030	* *	5	\$5,000	В
Molded Case Bkrs	25%			2021	\$110,800	5	\$3,100	В
Wiring								
Braided Cloth	10%	2-4	\$49,800	2047	* *	1		В
	Insulation Ag	ged, Exter	it : Moderate, Are	a Affecte	ed : 100%			
	Location:	Some Are	as					
Thermoplastic	90%			2042	* *	1		В
Motor Controllers	, , , ,							
Locally Mounted	20%			2035	* *	5	\$600	В
Locally Mounted	50%			2027	* *	5	\$1,600	В
Locally Mounted	5%			2020	\$41,800	5	\$200	В
Motor Control Center	25%			2027	* *	5	\$3,200	В
Ground							+-,	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$7,000	В
General		vation, Ex	tent : Moderate, A		ected : 100%	Ü	Ψ.,σσσ	-
	Location:			33				
	Explanatio							
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	\$145,300	В
Generators							, , , , , , , , , , , ,	<u>-</u>
Diesel	100%			2031	* *	1	\$182,300	В
		vation, Ex	tent : Moderate, A		ected : 100%	•	+ - 0 -, 2 30	_
	Location :			33 -				
			Genset Rated @ 6	600 Kw				
Batteries	1							
Nickel Cadmium	100%			2015	\$700	5	\$105,000	В
	10070			_313	Ψ, σσ		¥100,000	

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

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

Asset #: 2051

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

lechanical		Current Re	epair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
eating								
Energy Source								
Utility Steam	100%			2042	* *	1		В
Conversion Equipment								
Heat Exchanger	25%			2025	* *	1	\$58,300	В
Pres. Reducing Valve/LP	75%			2025	* *	5	\$21,000	В
Steam								
	Other Obs	ervation, Ex	tent : Light, Area	Affected	: 100%			
	Location	: Basement						
	Explana	tion : Steam	Boilers No Longe	er In Use				
Distribution								
Steam Piping/Pump	100%	Now	\$408,700	2032	* *	4	\$23,200	В
	Corroded,	Extent: Mo	derate, Area Affe	cted : 15	%			
	Location	: Vacuum C	Condensate Pump	S				
Ì	Leak Evid	ent, Extent :	Moderate, Area	Affected :	20%			
	Location	: Sub Baser	nent					
Terminal Devices								
Convector/Radiator	90%			2027	* *	1	\$137,100	В
No Component	10%							D
<u>*</u>	Other Obs	ervation, Ex	tent : Light, Area	Affected	: 0%			
	Location	: Mechanic	al Rooms - Penth	ouse				
	Explana	tion : Covere	ed Under A C Sec	tion				

Air Conditioning

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

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

Asset #: 2051

Mechanical		Current Repair		Future	Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		В
Conversion Equipment								
Centrifugal, Elec Chiller				2025	* *	1	\$458,800	В
			Extent : Light, Area	Affected .	100%			
		: Basemen						
		tion : Refri	gerant R-11					
Ext Pkg Unit - Cooling	5%			2027	**	2	\$1,500	В
	=	_	tent : Light, Area A	ffected : 1	100%			
	Location	: Roof						
Window/Wall Unit	5%			2017	\$60,200	1		В
Distribution								_
Chilled Wtr Pipe/Pump	100%			2032	* *	4	\$34,900	В
Terminal Devices								_
Air Handler/Cool/Ht	95%			2022	\$2,361,700	1	\$276,900	В
Fan Coil - Cooling	5%			2022	\$225,300	1	\$7,600	В
Heat Rejection	0.504			2020	44 7 0 5 000	•	φ. 4. πο. ο ο ο	
Water Cool Tower	95%			2020	\$1,596,000	2	\$450,000	В
No Component	5%							D
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2.5	\$262.500	В
Exhaust Fans	100%			LIFE		2-5	\$262,500	Б
Interior	85%			2022	\$550,000	2	\$12,400	В
Roof	15%			2022	\$69,800	2	\$2,200	В
Plumbing	13/0			2022	Ψ02,000		Ψ2,200	
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$174,800	2027	* *	1		В
200 / 2000			oderate, Area Affe		6			
	Location	ı : Basemen	nt And Sub Baseme	nt				
HW Heat Exchanger								
Low Temp	100%			2042	* *	4	\$46,700	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%	Now	\$40,900	LIFE	* *	1		В
			derate, Area Affec	ted : 15%				
		ı : Sub Base						
	_		ight, Area Affected					
	Location	ı : Basemen	t And Sub Baseme	nt				
Sump Pump(s)						_		
Rigid Piping	100%			2022	\$11,200	4	\$1,300	В
Sewage Ejector(s)								
Electric	100%			2022	\$11,200	4	\$1,300	В
Backflow Preventer								
Generic	100%			2022	\$56,800	1	\$29,100	В

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

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

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

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

Elevators/Escalators	\$177,600	\$177,600	\$177,600	\$177,600
Total	\$383,700	\$313,000	\$413,400	\$370,200
	φεσεί, σο	40 20,000	Ψ 120,100	,
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



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

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

Asset #: 2057

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior	•							
Exterior Walls								
Copper/Terne	3%		#22 0.000	2043	* *	10	\$42,000	A
Masonry: Brick		Now	\$328,000	LIFE	**	5	\$179,000	A
	Vertical Cra Location :		nt : Moderate, Are	а Ајјесте	ea : 5%			
M		Courtyur	<u>u</u>	LIEE	* *		¢44.700	
Masonry: Granite	10%			LIFE	* *	5	\$44,700	A
Masonry: Limestone	55% 2%			LIFE 2028	* *	5 5	\$246,100	A
Metal Coiling Doors Windows	Δ%			2028			\$37,300	A
Aluminum	45%			2039	* *	5	\$37,300	A
Bronze/Brass	50%			2039	* *	5	\$258,700	A
Steel		Now	\$263,900	2039	* *	5	\$25,900	A
Steel			\$205,900 xtent : Moderate, A		ected : 15%	3	\$25,900	Λ
	Location :	_						
			Extent : Moderate,	Area Af	fected : 50%			
	Location :			33	,			
	Thermally In	nefficient,	Extent : Moderate	, Area A	ffected : 50%			
	Location :							
Parapets								
Masonry: Brick	40%	Now	\$109,200	LIFE	* *	5	\$30,000	A
	Parge/Tar S	Separating	g, Extent : Moderat	e, Area	Affected : 25%			
	Location:	Interior I	Face					
	-		derate, Area Affect	ed : 10%	6			
	Location :	Interior	Face					
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
	Other Obser	rvation, E	xtent : Moderate, A	Area Affe	ected : 100%			
	Location:	East Side	2					
	Explanatio	on : This I	s A Green Roof De	signed T	o Absorb Runoff			
Modified Bitumen	70%	Now	\$91,900	2023	\$919,400			A
	Drains Inad	l/Misposn	, Extent : Moderate	e, Area A	Affected : 20%			
	Location:	Over 8th	Floor					
	Water Penet	tration, E	xtent : Moderate, A	rea Affe	ected : 10%			
	Location:	Room 83	4					
Plaza Roof: Stone Pan	nels 20%	Now	\$179,600	2033	* *			A
	Water Penet	tration, E	xtent : Moderate, A	rea Affe	ected : 15%			
	Location:	Over Ch	iller Room					
	Other Obes	rvation F	xtent : Moderate, A	1 a A CC.	antad . 250/			
	Other Obser	vanon, L	ліені . Мойетиге, ғ	1 геа Ајје	eciea : 25%			
	Location :			х геа Аује	eciea : 25%			

Interior

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

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

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

Asset #: 2057

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior	<u>'</u>							
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
	_	Crumbling, n : 9th Floo	Extent : Moderate r	, Area A	ffected : 25%			
	Worn/Ero	ded. Extent	: Moderate, Area	Affected	: 25%			
		n : 9th Floo		33				
			Extent : Moderate, A	Area Affe	ected : 100%			
		n : 9th Floo						
		tion : 9x9 T						
Vinyl Tile	5%			2031	* *	3	\$12,700	С
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	В
AcousTileSusp.Lay-In	35%			2028	* *	5	\$237,800	В
AcousTileSusp.Lay-In	5%			2040	* *	5	\$34,000	В
Exposed Concrete	5%			LIFE	* *	5	\$5,300	В
Plaster	5%	Now	\$63,700	LIFE	* *	5	\$21,200	В
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 5%			
	Location	ı : 8th Floo	r Library, Room 83	34				
			xtent : Moderate, A		cted : 5%			
	Location	ı : 8th Floo	r Library, Room 83	34				
Plaster	45%			LIFE	* *	5	\$191,100	В

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

Under 600 Volts

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

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

Asset #: 2057

Air Circuit Breaker One Under Construction Transformers Dry Type One Switchgear / Switchboard	20% 2-4 ther Observation Location: Elect Explanation: N 20% ther Observation Location: Elect Explanation: N 60% 100% ther Observation Location: Roof Explanation: 2-4	\$20,000 n, Extent : Moderate, trical Room to Available Namepla n, Extent : Moderate,	2053 Area Affecte Ratings, 2053 Area Affect Amperes 1 2028 Area Affect	: On Extended Life ** cted : 100% Power Circuit Bred **	5 5	\$200 \$500 \$1,700	Priority Code B
Service Equipment Air Circuit Breaker Air Circuit Breaker Of Under Construction Transformers Dry Type Of Switchgear / Switchboard	ther Observation Location: Elect Explanation: N 20% ther Observation Location: Elect Explanation: N 60% 100% ther Observation Location: Roof Explanation: 2-4	n, Extent: Moderate, trical Room to Available Namepla. n, Extent: Moderate, trical Room tewly Installed, 4000 A	Area Affecte Ratings, 2053 Area Affect Amperes 1 2028 Area Affect Area Affect	cted : 100% ; On Extended Life ** cted : 100% Power Circuit Brec **	5 ukers	\$500	B
Air Circuit Breaker Air Circuit Breaker One Air Circuit Breaker One Under Construction Transformers Dry Type One Switchgear / Switchboard	ther Observation Location: Elect Explanation: N 20% ther Observation Location: Elect Explanation: N 60% 100% ther Observation Location: Roof Explanation: 2-4	n, Extent: Moderate, trical Room to Available Namepla. n, Extent: Moderate, trical Room tewly Installed, 4000 A	Area Affecte Ratings, 2053 Area Affect Amperes 1 2028 Area Affect Area Affect	cted : 100% ; On Extended Life ** cted : 100% Power Circuit Brec **	5 ukers	\$500	B
Air Circuit Breaker One Under Construction Transformers Dry Type One Switchgear / Switchboard	Explanation: No. 20% Other Observation Location: Elect Explanation: No. 60% 100% Other Observation Location: Roof Explanation: 2-4	n, Extent: Moderate, trical Room lewly Installed, 4000 A	2053 Area Affed Amperes 1 2028 Area Affed Area Affed	** cted : 100% Power Circuit Bred **	5 ukers		D
Under Construction Transformers Dry Type One Switchgear / Switchboard	ther Observation: Location: Elect Explanation: N 60% 100% ther Observation Location: Roof Explanation: 2-	trical Room lewly Installed, 4000 A n, Extent : Moderate, - 63 Kva, 460/208 Vol	Area Affed Amperes 1 2028 Area Affed lts	cted : 100% Power Circuit Bred **	ukers		D
Under Construction Transformers Dry Type One Switchgear / Switchboard	60% 100% ther Observation Location: Roof Explanation: 2-	n, Extent : Moderate, - 63 Kva, 460/208 Voi	2028 Area Affed	* *		\$1,700	
Transformers Dry Type One Switchgear / Switchboard	100% ther Observation Location: Roof Explanation: 2-	- 63 Kva, 460/208 Vol	Area Affe		5	\$1,700	
Dry Type On the second of the	ther Observation Location : Roof Explanation : 2- 10% 2-4	- 63 Kva, 460/208 Vol	Area Affe		5	\$1,700	В
Switchgear / Switchboard	ther Observation Location : Roof Explanation : 2- 10% 2-4	- 63 Kva, 460/208 Vo	Area Affe		5	\$1,700	В
		\$32,500	2052				
		\$32,500	2052				
	n Extenaea Life, Location : Elect	, Extent : Moderate, A trical Room	2053 Area Affect	* * ted : 100%	5	\$100	В
Fused Disc Sw	10%		2023	\$32,500	5	\$200	В
Molded Case Bkrs	10%		2023	\$32,500	5	\$1,200	В
Under Construction	70%						D
Raceway	5 00/		2022	Φ200 200			
Conduit Under Construction	70% 30%		2023	\$308,300	1		B D
Panelboards	30%						<u> </u>
Fused Disc Sw	10%		2022	\$44,300	5	\$1,100	В
Molded Case Bkrs	50%		2022	\$221,700	5	\$6,000	В
Under Construction	40%		2022	Ψ221,700	3	ψ0,000	D
Wiring							
Braided Cloth	30% 2-4	,	2048	* *	1		В
	isulation Aged, I Location : Thro	Extent : Moderate, Ar ughout	ea Affecte	d : 100%			
Thermoplastic	40%		2023	\$199,300	1		В
Under Construction	30%						D
Motor Controllers							
Locally Mounted	50%		2028	* *	5	\$1,500	В
Locally Mounted	40%		2021	\$334,000	5	\$1,200	В
Locally Mounted	10%		2040	* *	5	\$300	В
Ground							
Grounding Devices Generic	1000/		T TEE	* *	5	¢	D
O_i	100% ther Observation Location : Tunn	n, Extent : Moderate, el	LIFE Area Affe		5	\$6,700	В
		onnected To Metal W	ater Pine				

Stand-by Power

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

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

Asset #: 2057

Electrical	Current Repai	r Future	Replacement	M	aintenance				
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod			
tand-by Power									
Transfer Switches									
Under Construction	100%					D			
Generators									
Under Construction	100%					D			
Batteries									
Under Construction	100%					D			
Fuel Storage									
Under Construction	100%					D			
ighting									
Interior Lighting									
Fluorescent	95%	2031	* *	10	\$395,600	В			
	Other Observation, Extent	==	rted : 100%						
	Location : Throughout T								
	Explanation: T-8 Lamps								
Fluorescent	5%	2031	* *	10	\$20,800	В			
	Other Observation, Extent		rted : 100%						
	Location: Ground Floor	; Hallways							
	Explanation : Compact I	Fluorescent Lamps							
Egress Lighting									
Emergency, Battery	50%	2031	* *	10	\$54,800	В			
Exit, LED	50%	2058	* *	1		В			
Exterior Lighting									
HID	100%	2023	\$206,900	10	\$1,400	В			
larm									
Security System									
No Component	70%					D			
Generic	30%	2031	* *	1	\$51,000	В			
	Other Observation, Extent	: Moderate, Area Affec	rted : 100%						
	Location : Ground Floor	And Outside							
	Explanation : CCTV Sur	veillance Camera Syste	m						
Fire/Smoke Detection									
No Component	70%					D			
Generic	30%	2023	\$1,756,500	1-3	\$84,200	В			
	Other Observation, Extent	: Moderate, Area Affec	rted : 100%						
	Location: Hallways								
	Explanation : Smoke Det	ectors, Strobe Lights, H	Horns, And Manud	ıl Pull St	ations				

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

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

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

Asset #: 2057

Mechanical		Current F	Repair	Future	Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
	Location Other Obs Location	lent, Extent n : #3 Boile servation, E	Extent : Moderate, 1 at Boiler Room			1	\$405,100	В
Distribution								
	Location Steam Tra	lent, Extent 1 : Vacuum	\$78,800 : Moderate, Area A Pump - Basement Extent : Moderate, Areas			4	\$22,400	В
Terminal Devices								
Convector/Radiator	95%			2021	\$5,066,000	1	\$139,600	В
Unit Heater-Stm/HW	5%			2023	\$182,300	4	\$3,100	В
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		В
Conversion Equipment								
Centrifugal, Elec Chiller	R-22 Refr	igerant, Ex	tent : Light, Area A Floor A C Room	2032 ffected : :	* *	1	\$245,900	В
Int Pkg Unit - Cooling	5%			2021	\$363,500	2	\$1,400	В
Window/Wall Unit	5%			2018	\$58,000	1	Ψ1,.00	В
No Component	40%				,,,,,,,			D
Distribution								
	Location Leak Evid	, Extent : Se n : Through	: Severe, Area Affe		**	4	\$11,200	В
No Component	50%							D
Terminal Devices Fan Coil - Cooling			\$26,100 Extent : Moderate, A Locations	2023 Area Affed	\$1,304,100 cted: 20%	1	\$66,100	В
	Explana	tion : Hose	Of Condensate Di	ip Pan Cl	ogged, Causing W	Vater Lea	ıks	
No Component	50%			-				D
Heat Rejection	/ -							
Water Cool Tower	_	, Extent : Se	\$48,600 evere, Area Affecte ne Unit On Roof	2021 d : 25%	\$486,200	2	\$182,800	В

Ventilation

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

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

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Distribution Ductwork/Diffusers			\$97,500 : Light, Area Affec s, Throughout	LIFE ted : 15%	* *	2-5	\$253,200	В
Exhaust Fans			_					
Interior			\$37,400 t : Severe, Area Aff ors - 4th, 7th & Gr			2	\$6,700	В
Roof		tallation, E : 4 Units C	Extent : Light, Area In Roof	2033 Affected	**!: 25%	2	\$3,500	В
No Component	15%							D
Plumbing H/C Water Piping								
Brass/Copper	30%			2033	* *	1		В
Galv Iron/Steel			\$23,600 evere, Area Affected ain Valve, Baseme		\$1,180,400	1		В
Water Heater			<u> </u>					
Gas Fired	100%			2018	\$131,400	2	\$6,800	В
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping Cast Iron	_		\$15,800 Extent : Severe, Are Of Refrigeration Ro			1		В
Sump Pump(s) Rigid Piping	100%			2023	\$11,200	4	\$2,000	В
Fixtures Generic	100%							В
Vertical Transport Elevators								
Geared Traction	Location		Extent : Light, Area (11) 1-8, (1) 1, 4m, nits		**			С
Fire Suppression Standpipe	-							
Generic	100%			2033	* *	1-5	\$237,800	В

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

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

Print Date: 05-Sep-2013 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

Asset Name : QUEENS CIVIL/HOUSING COURT

Address : 89-17 SUTPHIN BLVD.

Borough Agency's Number : QUEENS : 312-420 Program / Asset # : DGS0042.000 / 4375 Yr Built/Renovated : 1997/ Area Sq Ft : 319,135 **Project Type** : COURTS **Date of Survey** : 05-Mar-2012 **Landmark Status** : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,6,ph

Block : 9680 Lot : 1 BIN : 4448759

CAPITAL	FY 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

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



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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
xterior	•			•				•
Exterior Walls								
Masonry: Brick	5%			LIFE	* *	5	\$15,200	A
Masonry: Granite	10%		\$82,900	LIFE	* *	5	\$22,800	Α
	_	Crumbling, 1 : West Fa	Extent : Moderate cade	, Area Aj	ffected : 10%			
Metal Panel	10%			2043	* *	5-10	\$209,100	A
Metal Coiling Doors	5%			2036	* *	5	\$47,500	A
Panel/Paver: Limestone	45%			LIFE	* *	5	\$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	Α
Panel/Paver: Limestone	70%			LIFE	* *	5	\$33,400	A
Roof IRMA/Protected Membrane	70%		\$173,300 , Extent : Moderate	2023	\$866,500			A
		ии/миsposn 1 : 6th Floor		e, Area A	gjeciea . 2576			
			Extent : Moderate, 1	Aroa Affa	acted · 20%			
	-		r Roof At Cooling '		cciea . 2070			
Plaza Roof: Stone Panel			\$82,200	2043	* *			A
Piaza Roof: Stone Paner	Water Per	netration, E	\$82,200 Extent : Moderate, A sement Parking Ga	Area Affe				А
Skylight, Metal/Glass	5%	Now	\$44,800	2043	* *			Α
• 5	Gut/DS No	on Func/M	iss, Extent : Severe	, Area Af	fected : 25%			
	Location	ı : Over Atı	ium Stair					
	Open Join	ts, Extent :	Moderate, Area Aj	ffected : I	20%			
	Location	ı : Over Atı	ium Stair					
	Water Per	netration, E	xtent : Moderate, A	Area Affe	cted : 20%			
	Location	ı : Over Atı	ium Stair					
terior Floors								
Carpet	20%			2022	\$462,600	3	\$116,300	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.

Asset #: 4375

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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	В
AcousTileSusp.Lay-In	35%		2036	* *	5	\$135,700	В
Exposed Concrete	20%		LIFE	* *	5	\$12,100	В
Exposed Struc: Steel	5%		LIFE	* *			В
Gypsum Board	15%		LIFE	* *	5	\$72,700	В
• •	Water Per	netration, Extent : Moderate, A	rea Affe	cted : 20%			
	Location	ı : Atrium Stair					

ectrical	Current Repair	Future Replace	ment	M	aintenance			
tem Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
ler 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2043	* *	5	\$1,200	В		
	Other Observation, Extent : Modera Location : Electrical Room	ate, Area Affected : 100	%					
	Explanation: 3- Electrical Service	es Rated @ 4000 Amper	res Each	ı				
Transformers								
Dry Type	100%	2036	* *	5	\$1,000	В		
	Other Observation, Extent : Modera Location : Electrical Room And G	. 55	%					
	Explanation : 2- 45 Kva, 2- 30 Kv	a 480/208/120 Volts						
Switchgear / Switchboard								
Air Circuit Breaker	95%	2043	* *	5	\$1,300	В		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Electrical Room	J_{J}						
	Explanation : Siemens Power Circ	cuit Breakers						
Molded Case Bkrs	5%	2043	* *	5	\$300	В		
Raceway								
Conduit	100%	2043	* *	1		В		
Panelboards								
Fused Disc Sw	10%	2039	* *	5	\$600	В		
Molded Case Bkrs	90%	2039	* *	5	\$6,200	В		
Wiring								
Thermoplastic	100%	2043	* *	1		В		

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

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

Asset #: 4375

Electrical	Current Repa	r Futui	re Replacement	М	Maintenance				
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Under 600 Volts									
Motor Controllers		-0		_	4.00	_			
Locally Mounted	5%	2036	* *	5	\$100	В			
Motor Control Center	95%	2036	* *	5	\$6,800	В			
Grounding Davises									
Grounding Devices Generic	100%	LIFE	* *	5	\$3,900	В			
Generie	Other Observation, Extent		ected : 100%	3	Ψ3,700	Ь			
	Location : Water Meter								
	Explanation : 3- Water N	Aains With 3- Separat	e Ground Connecti	ons					
Stand-by Power	•	•							
Transfer Switches									
Automatic	100%	2036	* *	1	\$80,600	В			
Generators									
Diesel	100%	2032	**	1	\$101,100	В			
	Other Observation, Extent	: Moderate, Area Affe	ected : 100%						
	Location: Roof	400 K							
Dattarias	Explanation : Rated At 1	400 KW							
Batteries Lead/Acid	100%	2017	\$600	5	\$9,700	В			
Fuel Storage	100/0	2017	φυσο		Ψ9,700				
Day Tank	50%	2039	* *	5	\$24,000	В			
24) 1444	Other Observation, Extent		ected : 100%		ΨΞ .,σσσ	2			
	Location : Generator Ro								
	Explanation: 250 Gallo	ns Capacity							
Main Tank	50%	2051	* *	5	\$3,800	В			
	Other Observation, Extent	: Moderate, Area Affe	ected : 100%						
	Location: Basement								
	Explanation: 4500 Gall	ons Capacity							
Lighting									
Interior Lighting									
Fluorescent	85%	2028	* *	10	\$201,900	В			
	Other Observation, Extent		ected : 100%						
	Location: Throughout T	=							
	Explanation: T-8 Lamps								
Fluorescent	10%	2028	**	10	\$23,800	В			
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Hallways	Elmanas ant I amas							
IIID	Explanation: Compact I		* *	10	\$400	D			
HID	5%	2028	· · ·	10	\$400	В			
Egress Lighting Emergency, Service	50%	2028	* *	1		В			
Exit, LED	50% 50%	2028	* *	1 1		В			
Exterior Lighting	JU/0	2031		1		ע			
HID	100%	2028	* *	10	\$800	В			
11110	100/0	2020		10	φουυ	ט			

Alarm

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

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

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

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Electricity	5%			2043	* *	1		В
Interruptible Gas/Dual Fuel	95%			2043	* *	1		В
Conversion Equipment								
Furnace	5%			2028	* *	1	\$6,400	В
			xtent : Light, Area	Affected	: 5%			
		: Penthous	•					
	Explanat	ion : 1 Roc	of Top Unit					
Hot Water Boiler	95%			2036	* *	1	\$122,000	В
	Other Obse	ervation, E	xtent : Light, Area	Affected	: 95%			
	Location : Sub Basement Boiler Room							
	Explanat	ion : 2 Uni	ts					
Distribution								
Hot Wtr Piping/Pump	95%	0-2	\$71,100	2039	* *	4	\$12,200	В
	Corroded,	Extent : M	oderate, Area Affe	cted : 10	%			
	Location	: Piping In	iside The Walls, Vo	irious Ar	reas			
No Component	5%							D
Terminal Devices								
Air Handler	60%			2028	* *	1	\$96,200	В
Convector/Radiator	10%			2036	* *	1	\$8,400	В
Fan Coil Unit/Heat	30%			2028	* *	1	\$25,100	В
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		В

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

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

Asset #: 4375

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment	500			2622			0105 100	D
Centrifugal, Elec Chiller				2032	**	1	\$196,400	В
			tent : Light, Area A	ffected :	70%			
			ation Room	Affect of a	. 700/			
			Extent : Light, Area ation Room, Basem		: 70%			
	Explanati			eni				
E-4 Di- 11-14		on . 5 Oni	113	2020	* *		¢1.600	D
Ext Pkg Unit -	10%			2028	* *	2	\$1,600	В
Heating/Cooling	D 22 Patrio	arant Ev	ent : Light, Area A	ffeeted:	100%			
	Location:			уестей.	1070			
			e Rooj Extent : Light, Area	Affected	: 10%			
	Location:		_	тујестеа	. 10/0			
			of Top Package Uni	it				
No Component	20%	on . 1 Roc	J 10p 1 dekage On	-				D
Distribution	2070							<u> </u>
Chilled Wtr Pipe/Pump	70%			2043	* *	4	\$13,400	В
No Component	30%			2043		7	Ψ13,400	D
Terminal Devices	3070							
Air Handler/Cool/Ht	50%			2028	* *	1	\$80,200	В
Fan Coil - Cool/Heat	10%			2028	* *	1	\$8,400	В
No Component	40%			2020		-	φο,	D
Heat Rejection								
Water Cool Tower	70%			2021	\$479,200	2	\$182,500	В
No Component	30%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$144,400	В
Exhaust Fans								
Interior	90%			2028	* *	2	\$7,200	В
Roof	10%			2028	* *	2	\$800	В
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		В
Water Heater	1000/			2010	0.00 400	2	#2 000	D
Gas Fired	100%			2018	\$69,400	2	\$3,900	В
Sanitary Piping	1000/	NT.	¢12.000	TIPE	* *	1		D
Cast Iron	100%	Now	\$13,000	LIFE		1		В
	_		Extent : Severe, Are ne Under The Serv					
Storm Droin Dining	Location .	. Druin Li	ne Onuer The Serv	ice Emra	ince			
Storm Drain Piping Cast Iron	1000/			LIFE	* *	1		В
	100%			LIFE		1		D
Sump Pump(s) Rigid Piping	100%			2028	* *	4	\$2,000	В
Sewage Ejector(s)	100%			2020		4	\$2,000	
Electric	100%			2028	* *	4	\$2,000	В
Electric	10070			2020		+	\$4,000	

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

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

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

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

Page: 100

Print Date: 05-Sep-2013 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

Asset Name : QUEENS CRIMINAL COURTS
Address : 125-01 QUEENS BOULEVARD

Borough Agency's Number : QUEENS : 312-418 Program / Asset # : DGS0026.000 / 2764 Yr Built/Renovated : 1961 / 1995 Area Sq Ft : 619,000 **Project Type** : COURTS **Date of Survey** : 06-Mar-2012 **Landmark Status** : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,6,8,ph

Block : 9653 Lot : 1 BIN : 4206522

CAPITAL	FY 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

\$400,000	\$448,600	\$552,800	\$389,000
\$20,600	\$77,100	\$43,200	\$20,600
\$356,500	\$351,800	\$509,600	\$368,400
\$23,000	\$19,700		
\$400,000	\$448,600	\$552,800	\$389,000
\$150,000	\$150,000	\$150,000	\$150,000
\$154,200	\$138,800	\$303,200	\$136,200
\$52,300	\$63,000	\$56,300	\$82,200
\$20,600	\$77,100	\$43,200	\$20,600
\$23,000	\$19,700		
FY 2015	FY 2016	FY 2017	FY 2018
	\$23,000 \$20,600 \$52,300 \$154,200 \$150,000 \$400,000 \$23,000 \$356,500 \$20,600	\$23,000 \$19,700 \$20,600 \$77,100 \$52,300 \$63,000 \$154,200 \$138,800 \$150,000 \$150,000 \$400,000 \$448,600 \$23,000 \$19,700 \$356,500 \$351,800 \$20,600 \$77,100	\$23,000 \$19,700 \$20,600 \$77,100 \$43,200 \$52,300 \$63,000 \$56,300 \$154,200 \$138,800 \$303,200 \$150,000 \$150,000 \$150,000 \$400,000 \$448,600 \$552,800 \$23,000 \$19,700 \$356,500 \$351,800 \$509,600 \$20,600 \$77,100 \$43,200



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

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

Asset #: 2764

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior	'			•				
Exterior Walls								
Masonry: Brick	15%			LIFE	* *	5	\$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	Α
Masonry: Limestone	45%			LIFE	* *	5	\$213,000	Α
	_	Discoloring, 1 : 1961 Wii	Extent : Moderate	, Area Aj	ffected : 20%			
Metal Panel	5%			2043	* *	5-10	\$216,900	Α
Metal Coiling Doors	2%			2036	* *	5	\$39,400	Α
Window Wall	6%			2043	* *	5	\$142,000	Α
Windows							•	
Aluminum	95%			2039	* *	5	\$133,600	A
Glass Block	5%			LIFE	* *	5	\$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
	_		t, Extent : Modera ings Of Free Stand			•		
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							1 - 1 - 1	
Built-Up (BUR)	10% Water Per	etration F	xtent : Moderate, A	2023	\$133,300	10	\$24,400	A
			90, 825, 856	тей Аује	cieu . 1070			
IRMA/Protected Membrane	20%			2023	\$573,700	10	\$48,800	A
			Extent : Moderate, oofs Of 1995 Wing	Area Aff	fected : 100%			
Modified Bitumen	Blisters, E		lerate, Area Affecto		* *			A
	Seams Op	en/Split, Ex	chanical Room Pe tent : Moderate, A cchanical Room Pe	rea Affec	ted : 25%			
					= -			
			chanical Room Pe					
Modified Bitumen	45%			2023	\$802,700	10	\$109,900	A
					**			A
Modified Bitumen Skylight, Metal/Glass			xtent : Moderate, A cchanical Room Pe		\$802,700	10 10	\$109,900 \$40,700	

Interior

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

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

Asset #: 2764

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
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
	Location	servation, E n : 1961 Wir ution : 9x9 T	-	Area Affe	cted : 100%			
Interior Walls	Ехріана	llion : 9x9 1	ues					
Concrete Masonry Unit	5%			LIFE	* *	5	\$12,100	C
Gypsum Board	15%			LIFE	* *	5	\$54,300	C
Masonry: Brick	5%			LIFE	* *	3	\$34,300	C
Granite Panels	3%			LIFE	* *			C
Marble Panels	5% 5%			LIFE	* *			C
Plaster	62%			LIFE	* *	5	\$112,300	C
Wood	5%			LIFE	* *	5	\$112,300	C
	3%			LIFE		3	\$120,700	
Ceilings AcousTileConcealSpLn	17%			2036	* *	5	\$174,800	В
AcousTileConcealSpLn AcousTileConcealSpLn	30%			2028	* *	5	\$308,400	В
-	50% 5%			LIFE	* *	3	\$308,400	В
Exposed Struc: Steel			xtent : Moderate, A					Ь
			cal Room Penthous					
Glass: Susp Panels	3%			LIFE	* *			В
Gypsum Board	5%			LIFE	* *	5	\$51,400	В
Plaster	40%			LIFE	* *	5	\$205,600	В
		netration, E. n : Room 19	xtent : Moderate, A 0, 825, 856	rea Affe	cted : 10%			

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

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

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

Asset #: 2764

Electrical	Current F	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts	•		•				•	
Transformers								
Dry Type	100% Other Observation, E Location : Electrica Explanation : 150 I	al Room 2		* * ected : 100%	5	\$1,900	В	
Switchgear / Switchboard								
Air Circuit Breaker	65%		2023	\$254,200	5	\$1,700	В	
Air Circuit Breaker	20%		2043	* *	5	\$500	В	
	Other Observation, E Location : Electrica Explanation : Siem	al Room 2						
Fused Disc Sw	<u>-</u>	ens zon vonage i c	2043	* *	5	\$100	В	
Molded Case Bkrs	5% 10%		2043	* *	5	\$1,300	В	
	10%		2043			\$1,500	D	
Raceway Conduit	35%		2043	* *	1		В	
Conduit	65%		2043		1		В	
Panelboards	03%		2023	\$353,300	1		Б	
Fused Disc Sw	100/		2020	* *	_	¢1 200	D	
	10%		2039		5	\$1,200	В	
Molded Case Bkrs	60%		2022	\$328,300	5	\$8,100	В	
Molded Case Bkrs	30%		2039	-11-	5	\$4,000	В	
Wiring Braided Cloth	35% 2-4 Insulation Aged, Exte		2048 ea Affecte	* * ed : 100%	1		В	
Thermoplastic	65%		2043	* *	1		В	
Motor Controllers	0370		2043		1		ь	
Locally Mounted	20%		2036	* *	5	\$700	В	
Locally Mounted	30%		2028	* *	5	\$1,000	В	
Locally Mounted	35%		2021	\$360,700	5	\$1,200	В	
Motor Control Center	15%		2036	ψ300,700 * *	5	\$2,100	В	
Ground	1370		2030			Ψ2,100		
Grounding Devices								
Not Accessible	50%						D	
Tot recession		Extent : Light, Area	Affected	: 0%			Ъ	
	Other Observation, Extent : Light, Area Affected : 0% Location :							
	Explanation : Conn	sected To Ruilding	Structure	Point Of Contact	Not Visi	ihle		
Generic	50%	ected 10 Building	LIFE	**	5	\$3,700	В	
Generic	Other Observation, E	Extent : Moderate :			3	\$3,700	D	
	Location : Oil Pum			cu . 100/0				
	Explanation: Conn							
Stand by Power	<i>Елрининон</i> . Сонн	ecieu 10 main wa	ет пре					
Stand-by Power Transfer Switches								
Automatic	100%		2036	* *	1	\$156,300	В	
Automatic	10070		2030		1	φ150,500	ע	

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

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

Asset #: 2764

Electrical	Current Repair	Futur	e Replacement	M	aintenance				
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Stand-by Power									
Generators	1000	2022	de de		\$105.100	-			
Diesel	100%	2032	* *	1	\$196,100	В			
	Other Observation, Extent: Moderate	e, Area Affe	cted : 100%						
	Location: Penthouse								
Dattarias	Explanation : 400 Kw Caterpillar G	enset							
Batteries Nickel Cadmium	100%	2018	\$600	5	\$112,000	В			
	100%	2016	\$000	5	\$112,900	ь			
Fuel Storage Day Tank	50%	2039	* *	5	\$47,000	В			
Day Talik	Other Observation, Extent : Moderate			3	\$47,000	Ъ			
	Location: Penthouse	, meu nije	ciea . 10070						
	Explanation: 300 Gallons Capacity								
Main Tank	50%	2051	* *	5	\$7,500	В			
Main Tank				3	\$7,300	Ь			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement								
	Explanation: 10,000 Gallons Capac	city							
Lighting	Explanation : 10,000 Gations Capa	Lily							
Interior Lighting									
Fluorescent	70%	2023	\$2,123,400	10	\$325,200	В			
Tuorescent	Other Observation, Extent : Moderate			10	Ψ323,200	Ъ			
	Location: Throughout The Building								
	Explanation: T-12 Lamps								
Fluorescent	20%	2028	* *	10	\$92,900	В			
Tradrescent	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : New Sections	, 33							
	Explanation : Compact Flourescent	Lamps							
Incandescent	10%	2028	* *	2	\$1,100	В			
Egress Lighting	10/0	2020			ψ1,100				
Emergency, Battery	20%	2023	\$42,400	10	\$24,500	В			
Exit, LED	50%	2051	**	1	Ψ2 1,500	В			
Exit, Service	30%	2018	\$25,400	1		В			
Exterior Lighting			+,:						
HID	100%	2023	\$213,400	10	\$1,600	В			
Alarm			, 2,		, -,				
Security System									
No Component	70%					D			
Generic	30%	2028	* *	1	\$56,900	В			
	Other Observation, Extent : Moderate	e, Area Affe	cted : 100%		•				
	Location : Corridors								
	Explanation: CCTV Surveillance C	amera Syst	em						
Fire/Smoke Detection									
No Component	60%					D			
Generic	40%	2028	* *	1-3	\$125,100	В			
	Other Observation, Extent : Moderate	e, Area Affe	cted : 100%						
	Location : Hallways								
	Explanation : Bells, Manual Pull Sta	ations, Stro	be Lights And Smo	ke Detec	etors				

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

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

Asset #: 2764

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	80%			2033	* *	1		В
Interruptible Gas/Dual	20%			2043	* *	1		В
Fuel								
Conversion Equipment Hot Water Boiler	20%			2036	* *	1	\$50,200	D
Hot water boller		ervation F	xtent : Light, Area			1	\$30,200	В
			anical Room	Пусстей	. 2070			
		tion : 2 Uni						
Pres. Reducing Valve/LF				2026	* *	5	\$24,100	В
Steam	8070			2020		3	\$24,100	Ъ
Distribution								
Hot Wtr Piping/Pump	20%			2031	* *	4	\$7,500	В
Steam Piping/Pump	80%			2033	* *	4	\$20,000	В
Terminal Devices							· /	
Air Handler	70%			2023	\$2,200,500	1	\$219,500	В
Convector/Radiator	10%			2028	* *	1	\$16,400	В
Fan Coil Unit/Heat	20%			2023	\$1,745,900	1	\$32,800	В
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		В
Conversion Equipment								
Centrifugal, Elec Chiller				2026	* *	1	\$438,900	В
			xtent : Light, Area					
			ilding Refrigeratio	n Room e	& QI Refrigeratioi	n Room		
		tion : Kefri	gerant #123	2021	Φ π πο οοο		Φ2.100	
Int Pkg Unit - Cooling	10%	·		2021	\$750,800	2	\$3,100	В
	_	igerant, Exi i : Various .	tent : Light, Area A	ffected:	10%			
		i : various .	Locations		** ** ** ** ** ** ** ** ** ** ** ** **		** 100	
Ext Pkg Unit - Cooling	10%			2023	\$269,100	2	\$3,100	В
	=	_	tent : Light, Area A	ffected:	10%			
D:	Location	1 : K00J						
Distribution	80%			2033	* *	4	\$20,000	D
Chilled Wtr Pipe/Pump No Component	20%			2033		4	\$20,000	B D
Terminal Devices	2070							ע
Air Handler/Cool/Ht	80%			2023	\$1,981,100	1	\$250,900	В
No Component	20%			2023	φ1,701,100	1	\$250,700	D
Heat Rejection	2070							ע
Remote Air Cond	20%			2023	\$696,500	2	\$70,600	В
Water Cool Tower	80%	Now	\$401,600	2023	\$1,338,800	2	\$326,200	В
3002 2002			oderate, Area Affe			-	÷=====================================	_
			lly Corroded					
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$282,400	В
				·				·

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

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

Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation	•							•
Exhaust Fans								
Interior	90%			2028	* *	2	\$14,100	В
Roof	10%			2028	* *	2	\$1,600	В
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		В
Water Heater								
Gas Fired	100%	0-2	\$40,700	2018	\$135,700	2	\$6,100	В
			tent : Severe, Ared					
			Building, 1 In Q1		g			
	Explanatio	on : 1 Out	Of 3 Is Obsolete L	nit				
HW Heat Exchanger								
Low Temp	80%			2033	* *	4	\$40,200	В
No Component	20%							D
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2023	\$10,400	4	\$2,000	В
Sewage Ejector(s)								
Electric	100%			2023	\$10,400	4	\$2,000	В
Backflow Preventer								
No Component	40%							D
Generic	60%			2023	\$33,900	1	\$18,800	В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
			tent : Light, Area	Affected	! : 100%			
	Location:	_						
	Explanatio	n : 19 Un	its					
Fire Suppression								
Standpipe							.	_
Generic	100%			2033	* *	1-5	\$265,300	В
Sprinkler								_
No Component	80%				_		.	D
Generic	20%			2033	* *	1-2	\$28,400	В
Fire Pump								
Generic	100%			2026	* *	1	\$94,800	В

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

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

Page: 107

Print Date: 05-Sep-2013 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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

Borough Agency's Number : QUEENS : N/A Program / Asset # : DGS0048.000 / 13663 Yr Built/Renovated : 2003/ Area Sq Ft : 175,000 **Project Type** : COURTS **Date of Survey** : 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



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

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

Asset #: 13663

Architecture Current Repa		Repair	air Future Rep		M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	92%			LIFE	* *	5	\$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	Α	
Metal Louvers	3%			2033	* *	10	\$3,400	A	
Parapets									
Masonry: Brick	50%			LIFE	* *	5-10	\$36,900	A	
Pre-Cast Concrete	5%		\$8,800	LIFE	* *	5	\$3,400	A	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location	n : Coping							
Stucco Cement	45%			2037	* *	5	\$12,500	A	
Roof									
IRMA/Protected	80%			2029	* *	10	\$46,500	A	
Membrane									
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	С	
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	С	
Ceilings								_	
AcousTileSusp.Lay-In	90%			2037	* *	5	\$122,300	В	
Exposed Struc: Steel	5%			LIFE	* *	10	\$13,600	В	
Gypsum Board	5%			LIFE	* *	5-10	\$23,400	<u>B</u>	

Electrical	Current Repair			Futur	e Replacement	Maintenance		
System Component Type		Date ars)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

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

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

Asset #: 13663

Electrical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment	400		• • • •		_		_
Fused Disc Sw	100%		2044	**	5	\$600	В
	Other Observation, E. Location : Electrica		Area Affe	ected : 100%			
			D 1	@ 2000 A	1 1200	A	
Transformers	Explanation : 2- Ma	in Service Switche	es Katea	@ 2000 Amperes A	na 1200	Amperes	
Dry Type	100%		2037	* *	5	\$500	В
Dry Type	Other Observation, E.	xtent · Moderate			3	\$300	Ъ
	Location : Electrica			cieu . 10070			
	Explanation: 45 Kv			Ov.			
Switchgear / Switchboard	2.17 10.11.11.11	., 2 20 11, 6 1.00, 1	2010/120	.,			
Fused Disc Sw	100%		2044	* *	5	\$600	В
Raceway							
Conduit	100%		2044	* *	1		В
Panelboards							
Fused Disc Sw	10%		2040	* *	5	\$300	В
Molded Case Bkrs	90%		2040	* *	5	\$3,400	В
Wiring							
Thermoplastic	100%		2044	* *	1		В
Motor Controllers							
Locally Mounted	10%		2037	* *	5	\$100	В
Motor Control Center	90%		2037	* *	5	\$3,500	В
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$4,200	В
Stand-by Power							
Transfer Switches	1000/		2025	ate ate		4443 00	
Automatic	100%		2037	* *	1	\$44,200	В
Generators	1000/		2022	* *	1	Φ . Γ. Γ.Ο.Ο.	D
Diesel	100% Other Observation, E	rtant Moderate	2033		1	\$55,500	В
	Location : Penthous		<i>неи А</i> јје	сией . 100%			
	Explanation: Emerg		Pated @	1100 Kw			
Batteries	Елрининоп . Етег	sency Generalor N	.инеи Ш.	1100 KW			
Lead/Acid	100%		2018	\$600	5	\$5,300	В
Fuel Storage	10070		2010	φσσσ		Ψ2,200	
Day Tank	50%		2040	* *	5	\$13,300	В
y	Other Observation, E.	xtent : Moderate, A		ected : 100%		÷10,000	_
	Location: Penthous		33 -				
	Explanation : 275 G						
Main Tank	50%		2052	* *	5	\$2,100	В
	Other Observation, E.	xtent : Moderate, A		ected : 100%	-	+-,-30	-
	Location : Basement		33 -				
	Explanation: 5000	Gallons Capacity					

Lighting

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

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

Asset #: 13663

Electrical	Current Repair	Future Replacem	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Lighting							
Interior Lighting							
Fluorescent	90%	2029	* *	10	\$118,200	В	
	T-8 Lamps, Extent : Moderate, Area						
	Location: Throughout The Building	8					
Fluorescent	10%	2029	* *	10	\$13,100	В	
	Other Observation, Extent : Moderat	e, Area Affected : 100%					
	Location : Hallways						
	Explanation: Compact Fluorescen	t Light Fixtures					
Egress Lighting							
Emergency, Service	50%	2029	* *	1		В	
Exit, LED	50%	2052	* *	1		В	
Exterior Lighting							
HID	100%	2029	* *	10	\$500	В	
ightning Protection							
Arresters/Cabling							
Generic	100%	2052	* *	5	\$4,200	В	
	Other Observation, Extent : Moderat Location : Roof	e, Area Affected : 100%					
	Explanation: Copper						
Alarm							
Security System	700/					ъ	
No Component	70%	2020	* *	1	Φ1 C 100	D	
Generic	30%	2029		1	\$16,100	В	
	Other Observation, Extent : Moderat Location : Hallways, Lobby And O						
	Explanation: CCTV Surveillance	e Cameras					
Fire/Smoke Detection							
Generic	100%	2029	* *	1-3	\$88,400	В	
	Other Observation, Extent : Moderat						
	Location: Throughout The Building	g					
	Explanation: Strobe Lights, Horns	, Manual Pull Stations A	nd Sn	ioke Dete	ectors		

Mechanical	Current Re	epair I	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)		ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Interruptible Gas/Dual	100%	2	044	* *	1		В
Fuel							
Conversion Equipment							
Hot Water Boiler	100%	2	037	* *	1	\$71,000	В
	Other Observation, Ex	tent : Light, Area Aff	ected	: 100%			
	Location: Basement	Boiler Room					
	Explanation: 2 Unit	S					
Distribution							
Hot Wtr Piping/Pump	100%	2	040	* *	4	\$10,600	В

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

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

Asset #: 13663

Mechanical	Current	Repair	Futur	Future Replacement Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Terminal Devices							
Air Handler	60%		2029	* *	1	\$53,200	В
Convector/Radiator	40%		2037	* *	1	\$18,500	В
Air Conditioning							
Energy Source							_
Natural Gas	100%		2044	* *	1		В
Conversion Equipment	0.007		2020	de de		#120 **************	
Absorption	90%		2029	* *	1	\$139,600	В
Chiller/Direct Fire			A CC . 1	000/			
	Other Observation, I Location : Basemen	_	Аဌјестеа	: 90%			
	Explanation: 3 Un	UIS	2020	de de		\$5.500	
Reciprocating	10%		2029	* *	1	\$6,600	В
Compr/Chiller							
Distribution	1000/		2011	* *	4	Φ10.c00	D
Chilled Wtr Pipe/Pump	100%		2044	* *	4	\$10,600	В
Terminal Devices	1000/		2020	* *	1	¢00.700	D
Air Handler/Cool/Ht	100%		2029	* *	1	\$88,700	В
Heat Rejection	1.00/		2020	* *	2	¢10.000	D
Air Condenser Unit	10%		2029	* *	2	\$10,000	B B
Water Cool Tower Ventilation	90%		2025		2	\$129,700	В
Ventilation Distribution							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$126,400	В
Exhaust Fans	10070		LIFE		2-3	\$120,400	ь
Interior	98%		2029	* *	2	\$4,300	В
Roof	2%		2029	* *	2	\$4,300 \$100	В
Plumbing	270		2029			\$100	ъ
H/C Water Piping							
Brass/Copper	100%		2044	* *	1		В
Water Heater	10070		2011				ь
Gas Fired	100%		2022	\$38,400	2	\$2,100	В
Sanitary Piping	10070		2022	Ψ30,400		Ψ2,100	ь
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping	10070		LII L				ь
Cast Iron	100%		LIFE	* *	1		В
Sewage Ejector(s)	100/0		- LII L		-		
Electric	100%		2029	* *	4	\$1,300	В
Fixtures	10070		202)		•	Ψ1,500	
Generic	100%						В
Vertical Transport	10070						
Elevators							
Geared Traction	100%		LIFE	* *			C
2	Other Observation, I	Extent : Light, Area		: 100%			-
		Ph (8) B-5 (3) B-					
	Explanation: 12 U						

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

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

Asset #: 13663

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport						
Escalators						
Over 20' Rise	100%	LIFE	* *			C
	Other Observation, Extent: Light, Are	a Affected : 100	0%			
	Location : First To Second, Second T	To Third And Th	hird To Fourth	h Floors		
	Explanation: 6 Units					
Fire Suppression						
Standpipe						
Generic	100%	2050	* *	1-5	\$72,300	В
Sprinkler						
Generic	100%	2044	* *	1-2	\$40,200	В
Fire Pump			•			<u> </u>
Generic	100%	2033	* *	1	\$26,800	В

Print Date: 05-Sep-2013 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

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

Borough Agency's Number : QUEENS : 312-415 Program / Asset # : DGS0027.000 / 2038 Yr Built/Renovated : 1939 / 2004 Area Sq Ft : 308,200 **Project Type** : COURTS **Date of Survey** : 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

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



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

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

Asset #: 2038

Architecture	Current	Repair	Future	Replacement	M	Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Exterior Walls	20/		LIEE	ale ale	10	Ф107 000	
Bronze/Brass	2%		LIFE	* *	10	\$107,900	A
Masonry: Granite	8% 90% Now	\$797 700	LIFE LIFE	* *	5 5	\$41,400	A
Masonry: Limestone	90% NOW Cracking/Crumbling	\$787,700 Extent: Moderate			3	\$233,000	A
	Location: Courtre		, 1116411	ecieu . 570			
	Staining/Discoloring		. Area Afi	fected : 25%			
		hout At Doors, Exte					
Windows		<u> </u>		J. 1			
Aluminum	93%		2040	* *	5	\$55,000	A
Metal Louvers	2%		2033	* *	10	\$7,400	A
Steel	5%		2032	* *	5	\$37,000	A
Parapets							
Masonry: Limestone	85% Now	\$325,100	LIFE	* *	5	\$22,500	A
	Broken/Missing Eler	nents, Extent : Seve	re, Area A	Affected : 2%			
	Location : Southed						
	Jnt Mortar Miss/Ero		e, Area A	ffected : 10%			
	Location : Through						
	Staining/Discoloring		, Area Afj	fected : 25%			
	Location: Through	ıout					
Metal Rail	15%		2029	* *	5-10	\$57,100	A
Roof	40			de de			
Metal Panel	60%		2037	**	10	\$123,900	A
	Other Observation,		Area Affec	ctea : 100%			
	Location: Through						
M 1'C 1D'	Explanation: Pair		2020	* *			
Modified Bitumen	35% Now Miss/Damaged Flas	\$28,800	2029				A
	Location : Over Co		егше, Аге	и Ајјестеи . 1076			
	Water Penetration, I		raa Affaa	stad - 100%			
	Location : Over Co		неи Ајјес	tea . 1070			
	Locuiton . Over Co	nuriroom oo					
C1 1: 1.4 M(-4-1/C1	5 0/		2024	* *	10	¢10.000	A .
Skylight, Metal/Glass	5%		2034	* *	10	\$18,800	A
nterior	5%		2034	**	10	\$18,800	A
nterior Floors							
nterior Floors Carpet	15%		2023	** \$344,100 **	3	\$86,500	С
nterior Floors Carpet Cast in Place Concrete	15% 5%		2023 LIFE	\$344,100	3 5	\$86,500 \$84,100	C C
nterior Floors Carpet Cast in Place Concrete Ceramic Tile	15% 5% 5%		2023 LIFE 2027	\$344,100	3 5 5	\$86,500 \$84,100 \$19,200	C C C
nterior Floors Carpet Cast in Place Concrete Ceramic Tile Marble Panels	15% 5% 5% 5%		2023 LIFE 2027 LIFE	\$344,100 * * * *	3 5 5 5	\$86,500 \$84,100 \$19,200 \$28,800	C C C
nterior Floors Carpet Cast in Place Concrete Ceramic Tile	15% 5% 5%		2023 LIFE 2027	\$344,100 ** ** **	3 5 5	\$86,500 \$84,100 \$19,200	C C C

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

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

Asset #: 2038

Architecture		Current Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
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	В	
AcousTileSusp.Lay-In	10%		2029	* *	5	\$38,400	В	
Gypsum Board	5%		LIFE	* *	5-10	\$66,100	В	
Plaster	20%		LIFE	* *	5-10	\$132,100	В	
Plaster	55%		LIFE	* *	5-10	\$363,400	В	
	Water Per	netration, Extent : Moderate, A	Area Affe	cted : 10%				
	Location	ı : Courtroom 68						

ectrical	Current Repair	Future	Future Replacement		aintenance	
stem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts						
Service Equipment						
Fused Disc Sw	50%	2044	* *	5	\$600	В
	Other Observation, Extent : M	loderate, Area Affec	ted : 100%			
	Location : Electrical Room					
	Explanation: Two 4000 Am	os Main Disconnect	Switch			
Fused Disc Sw	50%	2034	* *	5	\$600	В
	Other Observation, Extent : M	oderate, Area Affec	ted : 100%			
	Location: Electrical Room					
	Explanation: One 3000 And	One 1200 Amps M	ain Disconnect Sw	vitch		
Transformers						
Dry Type	100%	2037	* *	5	\$900	В
	Other Observation, Extent : M	loderate, Area Affec	ted : 100%			
	Location : Chiller Room					
	Explanation: 2-750 Kva, 48	80/277/208 Volts				
Switchgear / Switchboard						
Fused Disc Sw	100%	2044	* *	5	\$1,100	В
Raceway						
Conduit	50%	2024	\$135,900	1		В
Conduit	50%	2044	* *	1		В
Panelboards						
Fused Disc Sw	10%	2040	* *	5	\$600	В
Molded Case Bkrs	50%	2040	* *	5	\$3,400	В
Molded Case Bkrs	40%	2023	\$109,400	5	\$2,700	В

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

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

Asset #: 2038

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Wiring						
Thermoplastic	50%	2024	\$153,700	1		В
Thermoplastic	50%	2044	* *	1		В
Motor Controllers	0004	2025	* *	_	4.400	
Locally Mounted	80%	2037		5	\$1,400	В
Locally Mounted	20%	2022	\$103,100	5	\$300	В
Grounding Devices						
Grounding Devices Generic	100%	LIFE	* *	5	\$7,500	В
Stand-by Power	100%	LIFE		3	\$7,300	Б
Transfer Switches						
Automatic	100%	2037	* *	1	\$77,800	В
Generators	20070	2031			Ψ. 1,000	
Diesel	100%	2033	* *	1	\$97,700	В
	Other Observation, Extent: Moderate, A		ected : 100%		+,	_
	Location: Roof					
	Explanation : No Available Nameplate	e Rating	Capacity			
Batteries						
Lead/Acid	100%	2018	\$600	5	\$9,300	В
Fuel Storage						
Day Tank	50%	2040	* *	5	\$23,800	В
	Other Observation, Extent : Moderate, 1	Area Affe	ected : 100%			
	Location : Roof					
	Explanation: 275 Gallons Capacity					
Main Tank	50%	2052	* *	5	\$3,800	В
	Other Observation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location: Underground					
T. 1	Explanation: 2000 Gallons Capacity					
Lighting						
Interior Lighting Fluorescent	80%	2029	* *	10	\$188,500	В
Fluorescent	Other Observation, Extent : Moderate, A			10	\$100,300	Ь
	Location: Throughout The Building	1164 11996	cieu . 10070			
	Explanation: T-8 Lamps					
Fluorescent	18%	2029	* *	10	\$42,400	В
Tuorescent	Other Observation, Extent : Moderate, A		ected · 100%	10	\$42,400	Ъ
	Location: Hallways And Court Room		.c.ca . 10070			
	Explanation : Compact Fluorescent L		ures			
Incandescent	2%	2019	\$30,800	2	\$100	В
Egress Lighting	270	2019	Ψ50,000		ψ100	ע
Emergency, Service	50%	2024	\$21,500	1		В
Exit, LED	50%	2052	**	1		В
Exterior Lighting		2002				
HID	100%	2024	\$106,200	10	\$800	В
Lightning Protection			+100,200		4000	
Arresters/Cabling						
Generic	100%	2039	* *	5	\$1,200	В
					· · ·	

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

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

Asset #: 2038

Electrical	Current Repair	Current Repair Future Replacement		M	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm						
Security System						
No Component	70%					D
Generic	30%	2029	* *	1	\$28,300	В
	Other Observation, Extent : Moderat	e, Area Affected :	100%			
	Location: Hallways And Outside					
	Explanation: CCTV Surveillance	e Cameras				
Fire/Smoke Detection						
No Component	60%					D
Generic	40%	2029	* *	1-3	\$62,300	В
	Other Observation, Extent : Moderat	e, Area Affected :	100%			
	Location : Hallways, Mechanical R	Rooms				
	Explanation: Strobe Lights, Manua	al Pull Station, Sn	noke Detecto	rs And H	orns	

Mechanical	Curre	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Yea	Oate Estimated Cost (rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Interruptible Gas/Dual	100%		2044	* *	1		В
Fuel							
Conversion Equipment							
Steam Boiler	100%		2037	* *	1	\$254,700	В
		on, Extent : Light, Area	Affected	: 100%			
	Location : Sub	Basement Boiler Room					
	Explanation: 2	? Units					
Distribution							
Steam Piping/Pump	100% Nov	v \$126,500	2034	* *	4	\$12,700	В
	Steam Traps Fau	ılty, Extent : Moderate, .	Area Aff	ected : 20%			
	Location: Thro	oughout					
Terminal Devices							
Air Handler	40%		2029	* *	1	\$63,600	В
Convector/Radiator	60%		2029	* *	1	\$49,900	В
Air Conditioning							
Energy Source							
Campus Steam	50%		2034	* *	1		В
Electricity	50%		2032	* *	1		В

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

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

Asset #: 2038

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment								
Absorption	25%			2033	* *	1	\$69,600	В
Chiller/Steam/HW								
Centrifugal, Elec Chiller	40%			2020	\$293,600	1	\$111,300	В
			Extent : Light, Area	ı Affected	d : 40%			
			nt A C Room					
			Extent : Light, Area	Affected	: 40%			
			ıt A C Room					
	Explana	tion : Both	Units Are Schedule	ed To Be	Replaced			
Split Unit	5%			2024	\$68,200			В
			Extent : Light, Area	ı Affected	d : 5%			
	Location	:Roof						
Window/Wall Unit	15%			2019	\$91,200	1		В
No Component	15%							D
Distribution								
Chilled Wtr Pipe/Pump	70%			2034	* *	4	\$8,900	В
No Component	30%							D
Terminal Devices								
Air Handler/Cool/Ht	65%			2029	* *	1	\$103,400	В
Fan Coil - Cool/Heat	5%			2029	* *	1	\$4,200	В
No Component	30%							D
Heat Rejection								
Air Condenser Unit	5%			2029	* *	2	\$9,000	В
Water Cool Tower	65%			2025	* *	2	\$168,000	В
No Component	30%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$226,800	В
Exhaust Fans								
Interior	95%			2029	* *	2	\$7,500	В
Roof	5%			2024	\$11,800	2	\$400	В
Plumbing								
H/C Water Piping	400							_
Brass/Copper	100%			2034	* *	1		В
Water Heater	400			• • • •	4.0.000	_	4.000	_
Gas Fired	100%			2019	\$68,800	2	\$3,800	В
HW Heat Exchanger	1000/			2024	404.000		#20.200	-
Low Temp	100%			2024	\$91,800	4	\$38,200	В
Sanitary Piping	1000			TIPE	ale -1-	4		ъ
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	1000			TIPE	* *	4		ъ
Cast Iron	100%			LIFE	~ *	1		В
Sump Pump(s)	1000/			2010	¢10.400	4	Φ2 000	ъ
Rigid Piping	100%			2019	\$10,400	4	\$2,000	В
Sewage Ejector(s)	1000/			2024	¢10.400	4	Φ2 000	ъ
Electric	100%			2024	\$10,400	4	\$2,000	В

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

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

Asset #: 2038

Mechanical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Backflow Preventer						
Generic	100%	2029	* *	1	\$15,900	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Exten Location: (5) Sub-b B- Explanation: 10 Units.	7 (5) 1-7				
Fire Suppression						
Standpipe						
Generic	100%	2044	* *	1-5	\$129,700	В
Sprinkler						
Generic	100%	2044	* *	1-2	\$72,100	В
Fire Pump						
Generic	100%	2027	* *	1	\$48,100	В
Chemical System						
No Component	98%					D
Generic	2%	2023	\$500	1-3	\$800	В

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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



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

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

Asset #: 4166

Architecture	Current Re	pair	Future F	Replacement	M	aintenance		
ystem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
xterior								
Exterior Walls	000/ 17	4440 500		de de	_	Φ22 500		
Masonry: Brick	80% Now	\$110,700	LIFE	**	5	\$32,600	A	
	Horizontal Cracks, Ext Location : Above Line			ed: 15%				
	Jnt Mortar Miss/Erod,	,		1.50/				
	Location : Throughou		геа Ајјестес	1.370				
	Rusting Masonry Supt,		te Area Aff	ected · 20%				
	Location : Basement	Exiem : Modera	ic, 111 cu 11jj	2070				
	Staining/Discoloring, I	Extent : Light, Ar	ea Affected	: 25%				
	Location : Throughou	_	35					
Masonry: Limestone	15% 4+	\$43,100	LIFE	* *	5	\$4,600	A	
	Staining/Discoloring, I			: 15%	-	÷ .,000		
	Location : Throughou		33					
Wood	5% 4+	\$16,500	2026	* *	5	\$5,100	A	
	Deteriorated Finish, E.			ted : 100%	_	+-,		
	Location : Arround V	Vindows						
Windows								
Aluminum	100%		2037	* *	5	\$3,700	A	
Roof	1000/		2020	de de	10	# 4.400		
Asphalt Shingle	100%		2030	* *	10	\$4,100	A	
terior 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	Č	
	Cracking/Crumbling, Extent: Light, Area Affected: 10%							
	Location: Lobby							
Vinyl Tile	66%		2026	* *	3	\$7,200	С	
Interior Walls								
Masonry: Brick	5% Now	\$22,700	LIFE	* *			C	
	Jnt Mortar Miss/Erod,	Extent : Moderai	e, Area Aff	ected : 5%				
	Location : Boiler Roc	om						
Plaster	75% Now	\$23,000	LIFE	* *	5	\$7,500	С	
	Broken/Missing Elemen		re, Area Afj	fected : 5%				
	Location : 2nd Floor							
	Water Penetration, Ext							
	Location : Basement	Corridor At Botte						
Wood	20%		LIFE	* *	5	\$26,500	С	
Ceilings	2007		LIDE	والمراجعة	~	4000	ъ	
Exposed Concrete	20%		LIFE	* *	5	\$900	В	
Plaster	60%	¢£ 700	LIFE	**	5	\$11,000	В	
Plaster	20% 4+ Water Paratration Ext	\$5,700	LIFE		5	\$3,700	В	
	Water Penetration, Ext Location: Courtroon		rea Affecte	ru : 5%				

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

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

Asset #: 4166

Electrical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment	400-1		• • • • •		_	***	_
Molded Case Bkrs	100%	T	2041	**	5	\$400	В
	Other Observation, Location : Basem	Extent : Moderate, A	Area Affe	ected : 100%			
		eni e 600 Amps Main Dis	sconnact	Switch			
Switchgear / Switchboard	Explanation . On	e 000 Amps Main Dis	sconneci	Swiich			
Molded Case Bkrs	100%		2041	* *	5	\$400	В
Raceway	10070					Ψ.00	
Conduit	95%		2031	* *	1		В
Conduit	5%		2041	* *	1		В
Panelboards							
Molded Case Bkrs	90%		2029	* *	5	\$400	В
Molded Case Bkrs	10%		2037	* *	5		В
Wiring							
Thermoplastic	80%		2031	* *	1		В
Thermoplastic	20%		2041	* *	1		В
Ground							
Grounding Devices							
Not Accessible	100%						D
Lighting							
Interior Lighting						** * • •	_
Fluorescent	20%	T 16.1	2026	* *	10	\$2,700	В
		Extent: Moderate, A	Area Affe	ected : 100%			
	Location : Throug						
	Explanation: Usi	ng 18 Lamps				40 700	
Fluorescent	70%		2021	\$61,700	10	\$9,500	В
		Extent: Moderate, A	Area Affe	ected : 100%			
	Location : Throug						
	Explanation: Usi	ng 18 Lamps					
Fluorescent	5%	T 16.1	2021	\$4,400	10	\$700	В
		Extent: Moderate, A	Area Affe	ected : 100%			
	Location : Throug		. 7				
		ng Compact Floures					
Incandescent	5%		2021	\$4,400	2		В
Egress Lighting	450/		2021	φ1 100			ъ
Emergency, Service	45%		2021	\$1,100	1	Φ200	В
Emergency, Battery	5%		2021	\$300	10	\$200	В
Exit, Service	50%		2021	\$1,200	1		В
Exterior Lighting HID	100%		2021	\$6.200	10		В
	100%		2021	\$6,200	10		<u>D</u>
Alarm Security System							
Generic	100%		2021	\$51,300	1	\$5,500	В
Generic	100/0		2021	ψ51,500	1	Ψ5,500	<u> </u>

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

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

Asset #: 4166

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Natural Gas	100%			2041	* *	1		В
Conversion Equipment Steam Boiler		ervation, E : Basemen	Extent : Light, Area	2034 Affected	* *	1	\$14,600	В
	Explana	tion : 1 Uni	it					
Distribution Steam Piping/Pump	100%			2031	* *	4	\$1,100	В
Terminal Devices								
Convector/Radiator	100%			2026	* *	1	\$4,800	В
Air Conditioning Energy Source	1000/			2027	* *	1		D
Electricity	100%			2037		1		В
Conversion Equipment Int Pkg Unit - Cooling Window/Wall Unit	60% 20%			2025 2016	* * \$7,000	2 1	\$500	B B
No Component	20%			2010	\$7,000	1		D D
Heat Rejection	2070							D
Air Condenser Unit No Component	60% 40%			2029	* *	2	\$6,200	B D
Ventilation								
Distribution								
Ductwork/Diffusers No Component	60% 40%			LIFE	* *	2-5	\$4,900	B D
Exhaust Fans Interior No Component	60% 40%			2029	* *	2	\$300	B D
Plumbing								
H/C Water Piping Galv Iron/Steel	100%			2026	* *	1		В
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s) Rigid Piping	100%			2021	\$10,400	4	\$1,300	В
Fixtures Generic	100%							В

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

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

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



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

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

Asset #: 4165

rchitecture	Current Repair	Futur	e Replacement	M	aintenance				
stem Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
terior									
Exterior Walls									
Masonry: Brick		249,200 LIFE	**	5	\$36,700	A			
	Cracking/Crumbling, Extent	-	-						
	Location: 1st Floor Level			acaae					
	Misaligned/Bulging, Extent : Location : 1st Floor Windo	-							
	<u>-</u>		**		Φ2.100				
Masonry: Limestone		\$51,700 LIFE		5	\$3,100	A			
	Jnt Mortar Miss/Erod, Exten	t : Moaerate, Area A	Ајјества : 20%						
	Location : Main Entrance Staining/Discoloring, Extent : Light, Area Affected : 15%								
	Location: Main Entrance	. Ligni, Area Ajjecii	еа . 1570						
Windows	Location . Main Entrance								
Aluminum	100% Now	\$18,000 2038	* *	5	\$1,800	A			
1 1101111110111	Ctrwt/Balnc Not Funct, Exter		Affected : 30%	J	Ψ1,000	11			
	Location: Throughout								
Parapets									
Masonry: Brick	90% Now	\$61,100 LIFE	* *	5	\$1,800	A			
	Cracking/Crumbling, Extent Location : Inside Face	: Severe, Area Affec	rted : 50%						
	Int Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location: North Facade, South Facade, East Facade, West Facade								
	Spalling, Extent: Moderate, Area Affected: 40%								
	Location: North Facade, South Facade, East Facade, West Facade								
	Worn/Eroded, Extent: Sever	e, Area Affected : 60	0%						
	Location : Inside Face								
Masonry: Limestone	10% Now	\$7,300 LIFE	* *	5	\$300	A			
	Cracking/Crumbling, Extent	: Moderate, Area Aj	ffected : 20%						
	Location: Throughout								
	Jnt Mortar Miss/Erod, Exten	t : Moderate, Area A	Affected : 30%						
	Location : Throughout								
Roof	000/ N	Φ47.000 2027	ታ ታ						
Built-Up (BUR)		\$47,800 2027	Affactad . 200/			Α			
	Broken/Missing Elements, Ex Location: Throughout	aent : Severe, Area .	Ајјестеа : 20%						
	Gut/DS Non Func/Miss, Exte	nt : Moderate Area	Affected : 20%						
	Location: Main Entrance	т . тоистие, лгеи	пусски. 20/0						
	Ponding, Extent: Moderate,	Area Affected · 30%	á						
	Location: Main Entrance	in carry cover . 50%	~						
Copper/Terne	10%	2037	* *	10	\$6,100	A			
erior	10/0	2031		10	Ψ0,100	11			

Interior

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

Asset #: 4165

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
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%		\$6,300	2022	\$126,600	3	\$4,900	C
	_	Crumbling, 1 : Through	Extent : Light, Are out	ea Affecto	ed : 5%			
Interior Walls								
Cast in Place Concrete	_		\$4,400 Extent : Light, Are out	LIFE ea Affecte	* * ed : 5%			С
Ceramic Tile	5%			2031	* *	5	\$1,700	С
Masonry: Brick	5%	4+	\$11,400	LIFE	* *			C
·		netration, E n : Boiler R	xtent : Light, Area oom	Affected	: 15%			
Marble Panels	5%			LIFE	* *			С
Plaster	65%		\$19,900	LIFE	* *	5	\$6,500	C
	Cracking/		Extent : Light, Are		ed : 10%		, ,,,	
Wood	10%			LIFE	* *	5	\$13,300	С
Ceilings								
AcousTileSusp.Lay-In	10%			2027	* *	5	\$2,900	В
Exposed Concrete	10%			LIFE	* *	5	\$500	В
Plaster	80%	Now	\$81,100	LIFE	* *	5	\$14,600	В
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 5%		•	
	Location	1 : Room 10	95 And Lobby					
	Water Per	netration, E	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	ı : Room 10)5 And Main Entrai	ice Lobb	ry			

Electrical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2022	\$3,100	5	\$500	В
	Other Observation, Ex	tent : Moderate, A	rea Affe	cted : 100%			
	Location: Electrical	Room					
	Explanation: Main	Service Switch Rat	ed @ 60	00 Amperes			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2022	\$45,100	5	\$500	В
Raceway							
Conduit	50%		2032	* *	1		В
Conduit	50%		2022	\$12,300	1		В

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

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

Asset #: 4165

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Panelboards							
Fused Disc Sw	5%		2021	\$1,100	5		В
Molded Case Bkrs	45%		2030	* *	5	\$200	В
Molded Case Bkrs	50%		2021	\$11,400	5	\$200	В
Wiring							
Thermoplastic	100%		2032	* *	1		В
Motor Controllers							
Locally Mounted	100%		2020	\$15,700	5	\$100	В
Ground							
Grounding Devices							
Not Accessible	100%						D
Lighting							
Interior Lighting							
Fluorescent	70%		2017	\$73,800	10	\$11,300	В
		Extent: Moderate, A	Area Affe	ected : 100%			
	Location : Throug	shout The Building					
	Explanation: T-1	2 Lamps					
Fluorescent	20%		2022	\$21,100	10	\$3,200	В
	Other Observation,	Extent : Moderate, A	Area Affe			. ,	
	Location : Hallwo		55				
	Explanation: T-8	Lamps					
Fluorescent	10%	-	2022	\$10,500	10	\$1,600	В
Tuorescent		Extent : Moderate, A		1 - 7	10	Ψ1,000	Ъ
	Location : 1st Flo		1,00,11,50				
		Compact Fluorescer	nt Light F	Fixtures			
Egress Lighting		- T Wordser					
Emergency, Battery	25%		2022	\$1,800	10	\$1,100	В
Exit, LED	75%		2057	**	1	φ1,100	В
Exterior Lighting	1370		2037				ъ
HID	100%		2022	\$7,400	10	\$100	В
Alarm	100/0		2022	Ψ1,π00	10	Ψ100	
Security System							
No Component	50%						D
Generic	50%		2022	\$30,600	1	\$3,300	В
Generic		Extent : Moderate, A		1 ,	1	φ3,300	Ъ
	Location : Hallwa		11 64 11996	cica . 100/0			
		iys TV Surveillance Can	iora Svet	am			
	<i>Елриананон</i> . СС	i v survemance Can	wru syst	em			

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

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

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

Asset #: 4165

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Heating										
Conversion Equipment								_		
Steam Boiler	100%			2042	* *	1	\$17,400	В		
			Extent : Light, Area	Affected	: 100%					
			t Boiler Room		1000/					
			xtent : Light, Area	Affected	: 100%					
			t Boiler Room							
District of	Explanai	ion : 1 Uni	t							
Distribution	1.000/			2022	Φ1.41.400	4	Φ000	D		
Steam Piping/Pump	100%			2022	\$141,400	4	\$900	В		
Terminal Devices	1.000/			2020	¢101 200	1	¢5.700	D		
Convector/Radiator	100%			2020	\$191,300	1	\$5,700	В		
Air Conditioning										
Energy Source Electricity	100%			2030	* *	1		В		
Conversion Equipment	100%			2030		1		Б		
Ext Pkg Unit - Cooling	30%			2030	* *	2	\$300	В		
Ext Fkg Offit - Cooling		frigerant l	Extent : Light, Area			2	\$300	Ъ		
			Court Rooms	11,1100100	. 5070					
W /W. 11 II		. 5 011113,	Court Rooms	2017	¢20,100	1		D		
Window/Wall Unit Ventilation	70%			2017	\$29,100	1		В		
Distribution										
Distribution Ductwork/Diffusers	30%			LIFE	* *	2-5	\$2,900	В		
No Component	70%			LIITE		2-3	\$2,900	D		
Exhaust Fans	7070									
Roof	30%			2022	\$4,800	2	\$200	В		
No Component	70%			2022	Ψ+,000	2	Ψ200	D		
Plumbing	7070									
H/C Water Piping										
Brass/Copper	100%			2022	\$60,500	1		В		
Water Heater					+					
Gas Fired	100%			2022	\$4,700	2	\$300	В		
		tallation, E	Extent : Light, Area			_	7200	_		
	Recent Installation, Extent : Light, Area Affected : 100% Location : Boiler Room									
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%					
		: Boiler R	-	00						
	Explana	ion : 1 Uni	t							
Sanitary Piping										
Cast Iron	100%			LIFE	* *	1		В		
Storm Drain Piping										
Cast Iron	100%			LIFE	* *	1		В		
Sump Pump(s)										
Rigid Piping	100%			2017	\$10,400	4	\$1,300	В		
Fixtures										
Generic	100%							В		

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

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

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Print Date: 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



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

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

Asset #: 13692

Architecture		Current I	Repair	Futur	Future Replacement		Maintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls								
Cast Stone/Terra Cotta	100%		\$1,657,400	LIFE	* *	5	\$318,800	Α
	_	_	, Extent : Moderate	e, Area A <u>f</u>	fected : 10%			
		n : Through						
			d, Extent : Moderai	te, Area A	ffected : 25%			
		n : Through			cc 1 200/			
		_	, Extent : Moderate	e, Area Aj	fected: 20%			
		n : Through		4 66	1 250/			
			Extent : Moderate, A	Area Affe	cted : 25%			
		n : East Fac						
Windows	Explana	tion : Siaev	valk Shed In Place					
Aluminum	100%			2040	* *	5	\$3,700	A
Parapets	10070						φε,,,σσ	
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
		_	Extent : Moderate, A	Area Affe	cted : 20%			
		ı : Through						
			Extent : Moderate, A	Area Affe	cted : 100%			
	Location	ı : Through	out					
	Explana	tion : Pain	ted Surfaces					
Modified Bitumen	40%			2024	\$76,800	10	\$9,700	A
terior								
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	С
Interior Walls						_		
Concrete Masonry Unit				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	С
Ceilings	1.00/			2020	* *	-	ΦΩ ΩΩΩ	D
AcousTileSusp.Lay-In	10%			2029	* *	5 5 10	\$2,900	В
Exposed Concrete	10%			LIFE		5-10	\$3,700	В
Plaster	80%			LIFE	* *	5-10	\$40,200	В

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

Under 600 Volts

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

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

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

Asset #: 13692

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Under 600 Volts										
Service Equipment										
Molded Case Bkrs	100%			2024	\$1,800	5	\$200	В		
			Extent : Moderate, A	Area Affe	cted : 100%					
		: Electrica								
	Explanat	ion : Main	Service Switch Ra	ted @ 35	O Amperes					
Switchgear / Switchboard Molded Case Bkrs	100%			2024	\$32,500	5	\$200	В		
Raceway										
Conduit	90%			2024	\$9,400	1		В		
Conduit	10%			2034	* *	1		В		
Panelboards										
Molded Case Bkrs	90%			2023	\$22,200	5	\$200	В		
Molded Case Bkrs	10%			2032	* *	5		В		
Wiring										
Braided Cloth		2-4 Aged, Exte : Through	\$2,400 ent : Moderate, Are out	2049 a Affecte	* * ed : 30%	1		В		
Thermoplastic	75%			2034	* *	1		В		
Motor Controllers										
Locally Mounted	100%			2022	\$11,300	5	\$100	В		
Ground										
Grounding Devices										
Not Accessible	100%							D		
Lighting										
Interior Lighting										
Fluorescent	100%			2024	\$57,200	10	\$8,100	В		
	_		Aoderate, Area Aff	ected : 10	00%					
	Location	: Through	out The Building							
Egress Lighting	5 00/			2010	Φ2.000	10	φ1 100	ъ		
Emergency, Battery	50%			2019	\$2,000	10	\$1,100	В		
Exit, Service	50%			2019	\$800	1		В		
Exterior Lighting	1,000/			2024	¢4.000	10		D		
HID	100%			2024	\$4,000	10		В		
Alarm										
Security System No Component	70%							D		
Generic	30%			2029	* *	1	\$1,000	B		
Generic		ervation F	Sytent · Moderate			1	\$1,000	ט		
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Lobby, Waiting Room And Outside								
			TV Surveillance C							
	ьлрини	ion . C C I	, surveillance C	unerus						

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

Heating

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

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

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

Asset #: 13692

Mechanical		Current R	lepair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		В
Conversion Equipment								
Steam Boiler	100%			2037	* *	1	\$8,800	В
			xtent : Severe, Are	a Affecte	d : 100%			
		: Basemen						
	Explana	tion : 1 Boi	ler					
Distribution								
Steam Piping/Pump	100%			2034	* *	4	\$400	В
Terminal Devices								
Convector/Radiator	100%			2029	* *	1	\$2,900	В
Air Conditioning								
Energy Source	400							_
Electricity	100%			2032	* *	1		В
Conversion Equipment						_		
Int Pkg Unit -	10%			2018	\$21,900	2	\$100	В
Heating/Cooling	D 22 D 6			cc 1	100/			
			ent : Light, Area A	ffected :	10%			
		: Basemen	t					
Reciprocating	15%			2024	\$5,600	1	\$600	В
Compr/Chiller								
			ent : Light, Area A	ffected :	15%			
	Location	: Attic						
Window/Wall Unit	65%			2019	\$14,700	1		В
No Component	10%							D
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2	\$3,600	В
No Component	75%							D
Terminal Devices								
Direct Expansion	15%			2024	\$4,600	1		В
No Component	85%							D
Heat Rejection								
Remote Air Cond	15%			2024	\$8,900	2	\$900	В
No Component	85%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		В
Water Heater								
Gas Fired	100%			2023	\$2,600	2	\$100	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Submersible	100%			2015	\$6,800	4	\$2,000	В
Fixtures						_		
Generic	100%							В

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

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

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

Asset #: 13692

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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



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

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

Asset #: 2042

Architecture		Current F	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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	200/			2022	¢121 000	2	¢20,400	C
Carpet	20%			2023	\$121,900 * *	3	\$28,400	C
Cast in Place Concrete	5%			LIFE	* *	5	\$20,700	C
Ceramic Tile Marble Panels	5% 15%			2033 LIFE	* *	5	\$4,700	C C
	20%			LIFE	* *	5	\$21,300	C
Terrazzo Vinyl Tile	30%			2029	* *	5 3	\$29,500 \$10,600	C
Vinyl Tile Vinyl Tile	5%			2029	\$49,100	3	\$2,400	C
Interior Walls	370			2024	\$49,100	3	\$2,400	
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	Č
Ceilings	10,0						ψ.ο,>σο	
AcousTileConcealSpLn	10%	0-2	\$79,500	2044	* *	5	\$5,900	В
1			ents, Extent : Mod		rea Affected : 25%		1 - 9	
		: Basemen						
	Worn/Eroc	led, Extent	: Moderate, Area	Affected	: 25%			
	Location	: Basemen	t					
AcousTileSusp.Lay-In	5%			2029	* *	5	\$4,700	В
Exposed Concrete	5%	Now	\$39,700	LIFE	* *	5	\$700	В
Zinp obeta Control			Extent : Moderate		ffected : 10%	Ü	4,00	-
	_	_	t Storage Room		•			
			ent, Extent : Moder	ate, Ared	a Affected : 10%			
	-	-	t Storage Room	,	00			
Glass: Susp Panels	10%			LIFE	* *	10	\$7,100	В
Plaster	15%			LIFE	* *	5-10	\$24,400	В
Plaster	55%			LIFE	* *	5-10	\$89,300	В
Flasiel	33%			LIFE	4, 4,	2-10	\$69,500	מ

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

Under 600 Volts

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

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

Asset #: 2042

Electrical	Current Repair	Future Rep	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						•
Service Equipment	1000	20.50	de de	_	Φ200	
Air Circuit Breaker	100%	2050	**	5	\$300	В
	Other Observation, Extent : Modera Location : Electrical Room	te, Area Affectea .	: 100%			
	Explanation : Low Voltage Power	Circuit Branker P	Pated @ 1000	Amnara	r.	
Switchgear / Switchboard	Explanation . Low voltage I ower	Circuii Breaker K	шеи © 4000	Amperes)	
Molded Case Bkrs	100%	2050	* *	5	\$1,400	В
Raceway	100/0	2030			Ψ1,100	
Conduit	80%	2024	\$59,600	1		В
Conduit	20%	2050	**	1		В
Panelboards						
Molded Case Bkrs	20%	2023	\$11,100	5	\$300	В
Molded Case Bkrs	80%	2046	* *	5	\$1,100	В
Wiring						
Braided Cloth	20% 2-4 \$17,00	00 2049	* *	1		В
	Insulation Aged, Extent : Moderate,	Area Affected : 10	00%			
	Location: Throughout					
Thermoplastic	80%	2050	* *	1		В
Motor Controllers						
Locally Mounted	100%	2022	\$52,200	5	\$300	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,500	В
Stand-by Power						
Transfer Switches						
Automatic	100%	2041	* *	1	\$16,000	В
Generators	400-1					_
Not Accessible	100%					D
Batteries	1000					
Not Accessible	100%					D
Fuel Storage	1000/					
Not Accessible	100%					D
Lighting						
Interior Lighting	950/	2024	¢204.400	10	\$40,300	D
Fluorescent	85% Other Observation, Extent: Modera	2024	\$284,400	10	\$40,300	В
	Location: Throughout	ie, Area Ajjeciea .	. 10070			
	Explanation: T-8 Lamps					
Eluonosset	10%	2010	\$22.500	10	¢4.700	P
Fluorescent	10% Other Observation, Extent : Modera	2019	\$33,500	10	\$4,700	В
	Location : Attic , Basement	ie, Area Ajjeciea .	. 10070			
	Explanation: T-12 Lamps					
In any decemb		2010	¢1.6.700		¢100	D
Incandescent	5%	2019	\$16,700	2	\$100	В
Egress Lighting	50%	2032	* *	1		D
Emergency, Service	50% 50%	2032	* *	-		B B
Exit, Service	JU70	2032	4- 4	1		D

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

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

Asset #: 2042

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Exterior Lighting						
HID	100%	2032	* *	10	\$200	В
Alarm						
Security System						
No Component	70%					D
Generic	30%	2032	* *	1	\$5,800	В
	Other Observation, Extent : M	Aoderate, Area Affect	ted : 100%			
	Location: Hallways And O	utside				
	Explanation: CCTV Surv	eillance Cameras				
Fire/Smoke Detection						
Generic	100%	2032	* *	1-3	\$31,900	В
	Other Observation, Extent : M	Aoderate, Area Affect	ted : 100%			
	Location: Throughout The	Building				
	Explanation: Strobe Lights	, Manual Pull Station	, Horns And Smo	ke Detec	etors	

Mechanical		Current Repair	Futu	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimat (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Campus Steam	100%		2034	* *	1		В
	Other Obs	ervation, Extent : M	oderate, Area Affo	ected : 100%			
	Location	: Basement					
	Explana	tion : Steam Provide	d From Adjacent	Borough Hall Build	ling		
Conversion Equipment							
HTHW/HW Exchanger	100%		2027	* *	2	\$3,200	В
Distribution							
Steam Piping/Pump	100%		2034	* *	4	\$2,600	В
Terminal Devices							
Convector/Radiator	90%		2022	\$546,600	1	\$15,100	В
Unit Heater-Stm/HW	10%		2024	\$41,500	4	\$700	В
Air Conditioning							
Energy Source							
Electricity	100%		2032	* *	1		В
Conversion Equipment							
Ext Pkg Unit - Cooling	30%		2024	\$89,000	2	\$1,000	В
		gerant, Extent : Ligh	ht, Area Affected :	30%			
	Location	: Courtyard					
Window/Wall Unit	60%		2019	\$79,300	1		В
No Component	10%						D
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$45,700	В
Exhaust Fans							
Interior	100%		2024	\$71,100	2	\$1,600	В
Plumbing							

Plumbing

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

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

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

Asset #: 2042

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

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

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



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

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

Asset #: 2793

Architecture		Current F	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior	•			•				•
Exterior Walls								
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	1070					5 10	Ψ20,200	
Clay Tile	25%			2044	* *	10	\$15,400	A
Copper/Terne	5%			2039	* *	10	\$7,700	A
Metal Panel	10%			2029	* *	10	\$11,300	A
Wictai i anci		arvation E	Extent : Moderate, A			10	\$11,500	Λ
		: Cupola	nieni . Moderdie, r	пеи лује	cieu . 100/0			
		_	ed Surface					
		ion : Paini	ea surjace				***	
Modified Bitumen	50%			2029	* *	10	\$30,700	A
Skylight, Metal/Glass	10%			2044	* *	10	\$20,500	A
nterior								
Floors								
Carpet	15%			2023	\$80,000	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	\$326,900	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	Č
SGFT/Glazed Masonry	5%			LIFE	* *	10	\$6,800	Č
Wood	12%			LIFE	* *	5	\$260,100	C
Ceilings	12/0						Ψ200,100	
AcousTileConcealSpLn	15%			2029	* *	5	\$15,800	В
AcousTileSusp.Lay-In	15%			2029	* *	5	\$12,700	В
AcousTileSusp.Lay-In AcousTileSusp.Lay-In	20%			2029	* *	5	\$16,900	В
Embossed Metal	20% 5%	Now	\$14,600	LIFE	* *	<i>5</i>	\$1,900	В
Embossed Metal			\$14,000 xtent : Moderate, A			3	\$1,900	В
				геи Ајјес	леи . 2570			
		: Basemen		4 40	C . 1 250/			
			Extent : Moderate,	Area Afj	rectea : 25%			
		: Basemen	nt .					
Glass: Susp Panels	5%			LIFE	* *	10	\$3,200	В
Plaster	40%			LIFE	* *	5-10	\$58,000	В

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

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

Asset #: 2793

Electrical	Cu	rrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated (ears)	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	В
		tion, Extent : Mode	rate, Area Affe	cted : 100%			
		lectrical Room					
	Explanation	: Main Service Prote	ector Rated @	1600 Amperes			
Switchgear / Switchboard	1000/		2024	#01 200	~	#200	ъ
Fused Disc Sw	100%		2024	\$81,300	5	\$200	В
Raceway	000/		2024	¢ (7.100	1		D
Conduit	90%		2024	\$67,100 * *	1		В
Conduit	10%		2044	-11-	1		В
Panelboards Molded Case Bkrs	1.00/		2040	* *	5	\$100	D
Molded Case Bkrs	10% 90%		2040	\$49,900	5 5	\$100 \$1,300	B B
	90%		2023	\$49,900	3	\$1,300	Б
Wiring Braided Cloth	50% 2	2-4 \$42,5	500 2049	* *	1		В
Braided Ciotii		d, Extent : Moderate			1		ь
	_	hroughout The Build		u . 100/0			
		iroughour The Build		Ф24 000	1		
Thermoplastic	40%		2024	\$34,000	1		В
Thermoplastic	10%		2044	4. 4.	1		В
Motor Controllers	1000/		2022	¢52.200	_	¢400	D
Locally Mounted	100%		2022	\$52,200	5	\$400	В
Grounding Davises							
Grounding Devices Generic	100%		LIFE	* *	5	\$1,600	В
Generic		ution, Extent : Mode			3	\$1,000	Ь
	Location : Bo		ше, ттей тује	cieu . 10070			
		: Connected To Mai	n Water Pine				
Lighting	Ехрининон	. Connected 10 mai	ii water ripe				
Interior Lighting							
Fluorescent	5%		2029	* *	10	\$2,500	В
11001000111		ition, Extent : Moder		cted : 100%	10	42,000	-
		ourt Reporter Office					
	Explanation						
Fluorescent	80%	1	2024	\$286,200	10	\$40,600	В
raorescent		ition, Extent : Mode			10	φ10,000	Ь
		roughout The Build					
		: T-12 Lamps	0				
Fluorescent	5%	·	2024	\$17,900	10	\$2,500	В
1 Idolescellt		ition, Extent : Mode			10	Ψ2,500	D
	Location : H		,				
		: Compact Fluoresc	ent Light Fixtu	res			
Incandescent	10%		2019	\$35,800	2	\$100	В
Egress Lighting	1070		2019	ψ33,600		\$100	ט
Emergency, Battery	50%		2024	\$12,500	10	\$6,700	В
Exit, Service	50%		2024	\$5,000	10	φ0,700	В
LAIL, DEI VICE	JU%		2024	φ3,000	1		ם

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

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

Asset #: 2793

Electrical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year E	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Exterior Lighting						
HID	100%	2024	\$25,200	10	\$200	В
Alarm						
Security System						
No Component	70%					D
Generic	30%	2024	\$62,400	1	\$6,200	В
	Other Observation, Extent : Mod	derate, Area Affecte	ed : 100%			
	Location: Hallways					
	Explanation: CCTV Surveil	llance Cameras				
Fire/Smoke Detection						
No Component	70%					D
Generic	30%	2019	\$213,700	1-3	\$10,600	В
	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location : Hallways And Mech	hanical Rooms				
	Explanation : Manual Pull Sta	tion, Strobe Lights,	, Smoke Detector	rs And Al	larm Bells	

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of l Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%		2034	* *	1		В	
Conversion Equipment								
Steam Boiler	100%		2029	* *	1	\$54,800	В	
	Other Obse	rvation, Extent : Light, Area	Affected	: 100%				
	Location	: Basement Boiler Room						
	Explanati	ion: 2 Units						
Distribution								
Steam Piping/Pump	100%		2034	* *	4	\$2,700	В	
Terminal Devices								
Air Handler	60%		2019	\$222,500	1	\$20,600	В	
Convector/Radiator	40%		2037	* *	1	\$7,200	В	
Air Conditioning								
Energy Source								
Electricity	100%		2032	* *	1		В	
Conversion Equipment								
Centrifugal, Elec Chiller			2027	* *	1	\$30,000	В	
	-	R-134a Refrigerant, Extent : Light, Area Affected : 50%						
	Location	: Basement Mech Room						
Int Pkg Unit - Cooling	15%		2022	\$132,800	2	\$500	В	
	R-22 Refrig	gerant, Extent : Light, Area A	ffected :	15%				
	Location	: Attic						
Window/Wall Unit	10%		2019	\$14,100	1		В	
No Component	25%						D	

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

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

Asset #: 2793

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	50%			2034	* *	4	\$1,400	В
No Component	50%							D
Terminal Devices								
Air Handler/Cool/Ht	50%			2019	\$109,500	1	\$17,100	В
No Component	50%							D
Heat Rejection								_
Evap Condenser	50%			2024	\$21,000	2	\$19,300	В
No Component	50%							D
Ventilation								
Distribution	1000/				ale ale		# 40,000	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$48,800	В
Exhaust Fans	1.000/			2024	Φ= < 0.00		φ4 5 00	
Interior	100%			2024	\$76,000	2	\$1,700	В
lumbing								
H/C Water Piping	700/			2024	* *			ъ
Brass/Copper	70%			2034		1		В
Galv Iron/Steel	30%			2022	\$61,600	1		В
Water Heater	1.000/	NT	Φ1.C 000	2024	Φ1.C 0.00	2	ф 7 00	ъ
Gas Fired			\$16,000 ctent : Severe, Area coom	2024 Affected	\$16,000 1:100%	2	\$700	В
HW Heat Exchanger								
Low Temp	100%			2024	\$21,300	4	\$8,200	В
r		Equipment,	Extent : Severe, A				, -,	
		ı : Boiler R						
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Submersible	100%			2017	\$6,800	4	\$2,000	В
Backflow Preventer								
Generic	100%			2024	\$6,700	1	\$3,400	В
Fixtures					. , , , , , , , , , , , , , , , , , , ,		. ,	
Generic	100%							В
ertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
		servation, E	Extent : Light, Area		: 100%			
	Location		Ü					
	Explana	tion : 2 Un	its					
ire Suppression	· · · · · · · · · · · · · · · · · · ·							
Standpipe								
Generic	100%			2044	* *	1-5	\$27,900	В

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

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

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



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

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

Asset #: 2052

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls	400							_
Under Construction	100%							D
Windows	1000/	2.4	Φ2 402 200	2046	* *	_	ф 27 1 000	
Wood	Location Broken/Mi	: Through	nents, Extent : Ligh	•	100%	5	\$271,900	A
				Affect	40.1 . 1000/			
		ea r inisn, : Through	Extent : Severe, Ar	ей Ајјес	iea . 100%			
		_	oui. , Extent : Severe, A	rea Affe	cted : 100%			
		: Through		. eu 1155 e	. 100/0			
	Caulking I	_	d, Extent : Severe,	Area Afj	fected : 100%			
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	Α
Skylight, Metal/Glass	27%	Now	\$147,100	2031	**			Α
	_		ked, Extent : Mode	rate, Are	ea Affected : 5%			
			Over Lobby		ACC . 1 150/			
		_	ings, Extent : Mod Over Lobby	erate, Ai	еа Ајјестеа : 15%			
			xtent : Moderate, A	Area Affe	ected · 10%			
			Over Lobby	170071990	cica : 1070			
Under Construction	40%		270. 2000)					D
terior	70/0							<u>D</u>
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
		l Cracks, E : 8th Floo	xtent : Light, Area r Lobby.	Affected	: 100%			
Marble Panels	15%	2-4	\$152,100	LIFE	* *	5	\$27,900	С
			xtent : Light, Area		: 100%	-	,.	-
			eads; Various Loca					
Terrazzo	15%	2-4	\$60,700	LIFE	* *	5	\$29,000	C
	Horizonta	l Cracks, E	xtent : Light, Area r Hallway.		: 5%	·	<i>4-2</i> ,000	J
				2029	* *		\$13,900	С

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

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

Asset #: 2052

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Masonry: Brick	10%			LIFE	* *			C
Marble Panels	20%	Now	\$275,200	LIFE	* *			C
	Location Staining/L	n : Around I Discoloring,	ients, Extent : Mod Perimeter Radiator , Extent : Moderate irrounding Main Vo	s , Area A	ffected : 100%	vel.		
Plaster	10%			LIFE	* *	5	\$18,000	С
Plaster	60%			LIFE	* *	5	\$108,200	C
Ceilings								
AcousTile, Adhered	5%			2026	* *	5	\$21,200	В
Glass: Susp Panels	10%			LIFE	* *			В
•		netration, E 1 : Lobby R	xtent : Light, Area otunda	Affected	: 10%			
Mosaic Tile	5%			LIFE	* *	1		В
Plaster	20%			LIFE	* *	5	\$53,000	В
	Water Per	netration, E	xtent : Light, Area r Court Room Ceil	Affected	: 2%	J	φευ,σσσ	2
Plaster			\$238,400 nents, Extent : Seve nt Ceiling.	LIFE re, Area	* * Affected : 100%	5	\$159,000	В

ectrical	Current Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2021	\$66,600	5	\$700	В
	Other Observation, Extent: Light,	Area Affected :	100%			
	Location: Basement (microfilm S	Space)				
	Explanation: 2000 Amp.					
Switchgear / Switchboard						
Fused Disc Sw	60%	2041	* *	5	\$400	В
	Other Observation, Extent: Moder Location: First Fl Microfish Roo		ted : 100%			
M-11-1 C D1	Explanation: 2000 Amp	2021	¢01.000		¢1.000	D
Molded Case Bkrs	40%	2021	\$91,000	5	\$1,800	В
	Other Observation, Extent: Moder	ate, Area Affec	ted: 100%			
	Location: First Fl					
	Explanation: 1600 Amp. Main M	Iolded Case Cir	rcuit In The Switc	hboard.		
Raceway	600/	20.41	* *			ъ
Conduit	60%	2041		1		В
Conduit	40%	2021	\$117,400	1		В

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

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

Asset # : 2052

Electrical		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Panelboards								
Fused Disc Sw	15%			2029	* *	5	\$600	В
Molded Case Bkrs	10%			2020	\$29,600	5	\$400	В
Molded Case Bkrs	60%			2029	* *	5	\$2,600	В
Molded Case Bkrs	15%			2037	* *	5	\$700	В
Wiring								
Braided Cloth	25%	2-4	\$83,000	2046	* *	1		В
	Insulation	Aged, Exte	ent : Moderate, Are	a Affecte	ed : 90%			
	Location	: Through	out					
Thermoplastic	60%			2031	* *	1		В
Thermoplastic	15%			2041	* *	1		В
Motor Controllers								
Locally Mounted	60%			2026	* *	5	\$700	В
Motor Control Center	40%			2026	* *	5	\$1,800	В
Ground							, ,	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,400	В
Lighting							1 ,	
Interior Lighting								
Fluorescent	65%			2021	\$695,800	10	\$98,600	В
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe			. ,	
		: Through						
	Explana	tion : Lamp	o T-12					
Incandescent	35%			2021	\$1,873,300	2	\$1,300	В
meandescent		ervation F	Extent : Moderate, A			_	Ψ1,500	Ъ
			ooms,Corridors An					
					ms And Pendant F	ixtures Ir	1 Corridors	
Egress Lighting	Explana		te chanachers in C	201111100	THIS I THUR I CHUCKHIN I	istitui es 11	i corridors	
Emergency, Service	80%			2016	\$23,900	1		В
Exit, Service	10%			2026	Ψ23 , 700	1		В
Exit, Battery	10%			2021	\$15,000	10	\$1,100	В
Exterior Lighting	1070			2021	Ψ13,000	10	ψ1,100	
Incandescent	100%			2026	* *	2	\$300	В
meandeseem		ervation F	Extent : Moderate, A		ected · 100%	2	Ψ300	Ь
		: Main En		17 ca 1155 c	. 10070			
			le Mounting Type)					
Alarm	ълрши	o (po	w mouning 1 ype)					
Security System								
Generic	100%			2026	* *	1	\$61,900	В
Conorio		ervation F	Extent : Moderate, A		ected : 100%	1	Ψ01,200	ב
			trance And Lobby.	ca 11jje				
		tion : Fixed						
Fire/Smoke Detection	ьлрини	ion . I inel	i Cameras					
Generic	100%			2026	* *	1-3	\$102,100	В
Generic	100%			2020		1-3	ψ102,100	

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

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

Asset #: 2052

Total (Years) FY (Yrs) Code	Mechanical	Current Rep	air Fu	ture Replacement	M	aintenance	
Energy Source	Component				-	Estimated Cost	Priority Code
Utility Steam	Heating						
HTHW/HW							
Conversion Equipment Heat Exchanger 10% Explanation: Hot Water Supplied From Nearby Building On Centre St / Serves B And 2 Only	•				1		
Location : B , 2 Only Explanation : Hot Water Supplied From Nearby Building On Centre St / Serves B And 2 Only	HTHW/HW				1		В
Explanation : Hot Water Supplied From Nearby Building On Centre Str / Serves B And 2 Only			nt : Light, Area Affec	ted : 100%			
Conversion Equipment		-	a 11 15 W	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	g / 6	D 4 10	
Conversion Equipment Heat Exchanger 10% 2017 \$4,400 1 \$8,200 B		•	er Supplied From Ne	arby Building On Cer	itre St / S	erves B And 2	
Heat Exchanger	Conversion Equipment	Only					
Other Observation, Extent: Light, Area Affected: 100% Location: B, 2 Explanation: Heat Exchanger Serves Only The Ahus Serving B And 2		10%	201	7 \$4.400	1	\$8 200	R
Location : B, 2 Explanation : Heat Exchanger Serves Only The Ahus Serving B And 2	Treat Exchanger				1	ψ0,200	Ъ
Explanation : Heat Exchanger Serves Only The Ahus Serving B And 2 Pres. Reducing Valve/LP 90% 2030 ** 5 \$8,900 B Steam			1 218, 11. ea 11,1 e e				
Pres. Reducing Valve/LP 90% 2030 ** 5 \$8,900 B			changer Serves Only	The Ahus Serving B A	and 2		
Steam Distribution Hot Wtr Piping/Pump 10% Now \$5,200 2029 ** 4 \$800 B Leak Evident, Extent : Moderate, Area Affected : 20% Location : Sub-basement Location : Sub-basement Steam Piping/Pump 90% 2031 ** 4 \$11,000 B Terminal Devices Air Handler 25% 2016 \$277,300 1 \$25,600 B Convector/Radiator 75% 2026 ** 1 \$40,200 B Air Conditioning Energy Source District C.W. 10% 2031 ** 1 B Other Observation, Extent : Light, Area Affected : 100% Location : From Centre SI Building Explanation : Serves 2nd Floor Air Handling Unit Only Electricity 90% 2037 ** 1 B B Conversion Equipment Reciprocating 40% 2021 \$279,300 1 \$30,700 B Compr/Chiller R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Sub-basement Light, Area Affected : 100% Location :	Pres Reducing Valve/LI					\$8 900	В
Distribution	_	2070	200		5	ψο,>σσ	2
Hot Wtr Piping/Pump							
Leak Evident, Extent : Moderate, Area Affected : 20%		10% Now	\$5,200 202	29 **	4	\$800	В
Steam Piping/Pump 90% 2031 * * * 4 \$11,000 B	1 6 1	Leak Evident, Extent : M	oderate, Area Affect	ed : 20%			
Terminal Devices		Location : Sub-baseme	nt				
Terminal Devices	Steam Piping/Pump	90%	203	81 **	4	\$11,000	В
Air Handler						, ,	
Convector/Radiator 75% 2026 ** 1 \$40,200 B		25%	201	6 \$277,300	1	\$25,600	В
Air Conditioning Energy Source District C.W. 10% 2031 ** 1 B Other Observation, Extent: Light, Area Affected: 100% Location: From Centre St Building Explanation: Serves 2nd Floor Air Handling Unit Only Electricity 90% 2037 ** 1 B Conversion Equipment Reciprocating Compr/Chiller R-22 Refrigerant, Extent: Light, Area Affected: 100% Location: Sub-basement Window/Wall Unit 60% 2015 \$253,800 1 B Window/Wall Unit 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% Ventilation Distribution							
Energy Source District C.W. 10% 2031 ** 1 B						. ,	
District C.W. 10% 2031 ** 1							
Location : From Centre St Building Explanation : Serves 2nd Floor Air Handling Unit Only		10%	203	**	1		В
Electricity 90% 2037 ** 1 B		Other Observation, Exter	nt : Light, Area Affec	ted : 100%			
Electricity 90% 2037 ** 1 B		Location: From Centre	e St Building				
Conversion Equipment Reciprocating 40% 2021 \$279,300 1 \$30,700 B Compr/Chiller R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Sub-basement Location : Sub-basement Location : Sub-basement 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		Explanation: Serves 2	nd Floor Air Handlin	g Unit Only			
Reciprocating Compr/Chiller	Electricity	90%	203	**	1		В
R-22 Refrigerant, Extent: Light, Area Affected: 100% Location: Sub-basement	* *						
R-22 Refrigerant, Extent: Light, Area Affected: 100% Location: Sub-basement		40%	202	21 \$279,300	1	\$30,700	В
No Component Location : Sub-basement	Compr/Chiller						
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			-	d : 100%			
Distribution Chilled Wtr Pipe/Pump 100% 2031 * * * 4 \$12,300 B		Location : Sub-baseme	nt				
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 D Ventilation Distribution	Window/Wall Unit	60%	201	5 \$253,800	1		В
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		100%	203	**	4	\$12,300	В
Heat Rejection							
Water Cool Tower 40% 2022 \$236,200 2 \$66,600 B No Component 60% D Ventilation Distribution		100%	201	6 \$873,900	1	\$102,500	В
No Component 60% D Ventilation Distribution							
Ventilation Distribution			202	22 \$236,200	2	\$66,600	
Distribution		60%					D
Ductwork/Diffusers 100% LIFE ** 2-5 \$92,300 B		10004	•	1	2.5	#02.20 2	ъ
	Ductwork/Diffusers	100%	LII	'E **	2-5	\$92,300	В

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

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

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation		•				
Exhaust Fans						
Interior	90%	2021	\$204,700	2	\$4,600	В
Roof	10%	2021	\$16,400	2	\$500	В
Plumbing						
H/C Water Piping	1000/	2021	de de			-
Brass/Copper	100%	2031	**	1		В
	No Water Meter, Extent : Lig Location : Sub-basement	ht, Area Affectea : .	100%			
HW Heat Exchanger	Location . Sub-basement					
Low Temp	100%	2031	* *	4	\$24,600	В
Sanitary Piping	10070	2031			\$24,000	ъ
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping	10070					
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2016	\$11,200	4	\$2,000	В
Sewage Ejector(s)						
Electric	100%	2021	\$11,200	4	\$1,300	В
	Other Observation, Extent : I	Light, Area Affected	: 100%			
	Location : Sub-basement					
	Explanation : Duplex					
Fixtures	1000					-
Generic	100%	A A.CC.	1 . 1000/			В
	Obsolete Fixtures, Extent : So	evere, Area А ŋјестес	l: 100%			
Vantinal Transment	Location : Throughout					
Vertical Transport Elevators						
Geared Traction	80%	LIFE	* *			С
Geared Traction	Other Observation, Extent : 1		. 100%			C
	Location: (1) $S - 8$, (3) $B - 8$. 100/0			
	Explanation: 4 Units					
Hydraulic	20%	LIFE	* *			С
Try draune	Other Observation, Extent : 1		: 100%			C
	Location : Street To 1					
	Explanation: 1 Unit					
Fire Suppression	-					
Standpipe						
Generic	100%	2031	* *	1-5	\$83,600	В

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

Page: 150

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
Thomas C	\$31,200		Ψ175,500	φ5,000



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

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

Asset #: 13453

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior	•							
Exterior Walls								
Cast in Place Concrete	30%			LIFE	* *	5	\$751,900	A
Concrete Masonry Unit	5%			LIFE	* *	5	\$15,700	A
Metal Coiling Doors	2%			2034	* *	5	\$31,300	A
Pre-Cast Concrete	5%			LIFE	* *	5	\$81,500	A
Window Wall	58%	0-2	\$807,300	2041	* *	5	\$545,200	A
	_	Deteriorate 1 : North Fa	ed, Extent : Modera acade	te, Area	Affected : 20%			
		netration, E 1 : North Fa	xtent : Moderate, A acade	rea Affe	cted : 5%			
Windows								
Glass Block	2%			LIFE	* *	5	\$2,800	A
Metal Louvers	10%			2030	* *	10	\$140,000	A
No Component	88%							D
-	Other Obs	servation, E	Extent : Light, Area	Affected	: 0%			
	Location	ı:						
	Explana	tion : Fixea	l Glass Facade - N	o Operal	ble Windows			
Parapets								_
Cast in Place Concrete	65%			LIFE	* *	5	\$289,800	Α
Concrete Masonry Unit	10%			LIFE	* *	5	\$4,900	A
Metal Rail	25%			2026	* *	5-10	\$195,100	A
Roof								
Cast in Place Concrete	25%			LIFE	* *			A
IRMA/Protected Membrane	25%	Now	\$44,700	2021	\$446,700			A
			Extent : Moderate, Cooling Tower, Ov					
			xtent : Moderate, A					
	Location	ı : Over 9th	Floor, Near Room	9-p15				
IRMA/Protected Membrane	50%	Now	\$714,700	2031	* *			A
Memorane	Incul Mic	s/Displaced	, Extent : Moderate	AraaA	ffeeted · 25%			
		ı : Over 10t		, лгеи д	gjeciea . 2570			
			n 1 1001 Extent : Moderate, 1	Area Aff	ected · 20%			
	_	n Growin, 1 n : Over 10t		пен пур	.c.cu . 20/0			
			n 1 1001 Extent : Moderate, A	rea Affe	cted : 15%			
		ı etration, E 1 : Over 10t		пен пује	ски. 15/0			
ntarior	Locuitor	i. Over 10i	11 1 1001					

Interior

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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
	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 5%			
	Location	ı : Basemer	ıt Corridor					
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 50%			
	Location	ı : Basemer	t Corridor					
Vinyl Tile	35%			2026	* *	3	\$117,300	С
Interior Walls								
Ceramic Tile	2%			2030	* *	5	\$17,700	C
Concrete Masonry Unit	20%			LIFE	* *	5	\$70,800	C
Gypsum Board	70%			LIFE	* *	5	\$371,800	C
Travertine Panels	5%			LIFE	* *			C
Wood	3%			LIFE	* *	5	\$106,200	C
Ceilings								
AcousTileSusp.Lay-In	50%			2034	* *	5	\$446,900	В
•	Water Per	ietration, E	xtent : Light, Area	Affected	: 5%			
	Location	ı : 9th Floo	r, Near Room 9-p1.	5				
AcousTileSusp.Lay-In	30%			2034	* *	5	\$268,100	В
Exposed Concrete	15%			LIFE	* *	5	\$20,900	В
1	Water Per	netration, E	xtent : Moderate, A	rea Affe	cted : 15%			
			cal Penthouse On					
Gypsum Board	5%			LIFE	* *	5	\$55,900	В

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

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

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

Asset #: 13453

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts									
Switchgear / Switchboard									
Air Circuit Breaker	5%			2041	* *	5	\$200	В	
			Extent : Moderate, A	Area Affe	ected : 100%				
		: Generat							
		tıon : Powe	r Circuit Breakers						
Fused Disc Sw	90%			2031	* *	5	\$2,400	В	
Molded Case Bkrs	5%			2031	* *	5	\$800	В	
Raceway	0.004			2021	ماء ماء			-	
Conduit	90%			2031	* *	1		В	
Conduit	10%			2041	* *	1		В	
Panelboards	4.06			2022	sta -t-	~	4.40 °	ъ.	
Fused Disc Sw	10%			2029	**	5	\$1,400	В	
Fused Disc Sw	10%			2020	\$54,700 * *	5	\$1,400	В	
Molded Case Bkrs	30%			2029		5	\$4,800	В	
Molded Case Bkrs	40%			2020	\$218,900	5	\$6,400	В	
Molded Case Bkrs	10%			2037	* *	5	\$1,600	В	
Wiring	0.007			2021	* *	1		D	
Thermoplastic	90%			2031	* *	1		В	
Thermoplastic	10%			2041	* *	1		В	
Motor Controllers	5 0/			2024	* *	~	#200	D	
Locally Mounted	5%			2034	**	5	\$200	В	
Locally Mounted	5%			2019	\$51,500	5	\$200	В	
Motor Control Center	15%			2019	\$154,600 * *	5	\$2,500	В	
Motor Control Center	75%			2034	* *	5	\$12,300	В	
Ground in a Davis as									
Grounding Devices Generic	100%			LIFE	* *	5	¢0,000	В	
Generic		amation I	Extent : Moderate, A			5	\$8,800	Ь	
		i : Basemer		теи Аује	естей . 100/0				
			ı ected To Metal Wa	tar Pina					
Stand-by Power	Елрини	non . Conn	ecieu 10 Meiui wa	ier ripe					
Transfer Switches									
Automatic	100%			2034	* *	1	\$184,800	В	
Generators	10070			2034			Ψ104,000		
Diesel	100%			2024	\$74,100	1	\$231,800	В	
Dieser		servation. F	Extent : Moderate, A			1	Ψ231,000	Ъ	
		ı : Generat		33					
			50kw Diesel Gener	ators					
Batteries	<u> </u>								
Lead/Acid	100%			2015	\$600	5	\$22,200	В	
Fuel Storage	2270				+ 0		, -,		
Day Tank	50%			2029	* *	5	\$55,400	В	
Main Tank	50%			2036	* *	5	\$8,800	В	
		servation. F	Extent : Moderate, A		ected : 100%	J	Ψο,οοο	~	
		ı : Basemer							
		tion : 2-120							

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.

Electrical	Current Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Lighting								
Interior Lighting								
Fluorescent	98%	2026	* *	10	\$536,800	В		
	Other Observation, Extent : M	. 55	ected : 100%					
	Location : Throughout The B	uilding						
	Explanation: T-8 Lamps							
Fluorescent	2%	2021	\$71,500	10	\$11,000	В		
	Other Observation, Extent : M	oderate, Area Affe	ected : 100%					
	Location : Corridors							
	Explanation : Cfl							
Egress Lighting								
Emergency, Battery	20%	2021	\$50,000	10	\$28,800	В		
Exit, LED	10%	2049	* *	1		В		
Exit, Service	40%	2026	* *	1		В		
Exit, Service	30%	2016	\$30,000	1		В		
Alarm								
Security System								
Generic	100%	2021	\$2,085,100	1	\$224,000	В		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Throughout The B	uilding						
	Explanation : CCTV Surveill	ance Cameras Ap	pear To Be In Goo	d Workin	g Condition			
Fire/Smoke Detection								
Generic	100%	2021	\$7,137,300	1-3	\$380,800	В		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Throughout The B	uilding						
	Explanation : Fire Alarm Sys	stem Is Functional	And Maintained B	By A Priva	ate Contractor			

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

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

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

Asset #: 13453

Mechanical		Current F	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Terminal Devices									
Air Handler	50%	Now	\$37,100	2026	* *	1	\$166,400	В	
	Malfunction	oning, Exte	nt : Severe, Area A	ffected :	50%				
	Location	ı : Air Intak	e Louvers, Roof						
Convector/Radiator	40%			2034	* *	1	\$77,300	В	
Fan Coil Unit/Heat	10%			2026	* *	1	\$19,300	В	
Air Conditioning	1070						ψ1> , εσσ		
Energy Source									
Electricity	100%			2037	* *	1		В	
Conversion Equipment									
Centrifugal, Elec Chiller	100%			2024	\$1,853,400	1	\$646,900	В	
Distribution					+-,,		+ + + + + + + + + + + + + + + + + + + +		
Chilled Wtr Pipe/Pump	100%			2031	* *	4	\$44,200	В	
Terminal Devices	10070					•	Ψ,200		
Air Handler/Cool/Ht	100%			2021	\$2,920,100	1	\$369,800	В	
Heat Rejection	10070				Ψ=,>=0,100		420,,000		
Water Cool Tower	70%			2025	* *	2	\$420,800	В	
Water Cool Tower	30%	0-2	\$592,000	2026	* *	2	\$144,300	В	
Water Coor Tower			t : Severe, Area Aff		0%	_	Ψ111,200	D	
			nits Remain On Roc			rvice			
Ventilation				37 3					
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$333,100	В	
Exhaust Fans	10070						ψ333,100		
Interior	90%			2021	\$684,000	2	\$16,600	В	
Roof	10%			2021	\$54,700	2	\$1,800	В	
Plumbing	1070			2021	Ψ54,700		Ψ1,000		
H/C Water Piping									
Brass/Copper	30%			2041	* *	1		В	
Galv Iron/Steel	70%			2034	* *	1		В	
Water Heater	7070			2034					
Gas Fired	100%			2019	\$160,000	2	\$8,900	В	
Sanitary Piping	10070			2019	\$100,000		\$6,900	ъ	
Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping	10070			LIIT		1		ъ	
Cast Iron	100%			LIFE	* *	1		В	
Sump Pump(s)	100%			LIFE		1		ъ	
	1000/			2020	* *	1	¢1 200	D	
Rigid Piping	100%			2029		4	\$1,300	В	
Backflow Preventer	1000/			2026	* *	1	627.000	D	
Generic	100%			2026	* *	1	\$36,900	В	
Fixtures	1000							ъ	
Generic	100%							В	

Vertical Transport

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

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

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

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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

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



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

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

Asset #: 49

chitecture	Current	Repair	Futur	e Replacement	M	aintenance			
tem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod		
erior									
Exterior Walls									
Copper/Terne	5%		2040	* *	10	\$24,400	Α		
Masonry: Brick	60% Now	\$458,000	LIFE	**	5	\$125,000	A		
	Cracking/Crumbling		, Area Aj	ffected : 5%					
	Location : Penthou			A.CC . 1 2007					
	Rusting Masonry Sup			Affectea : 30%					
	Location : At 16th		_	\(C, \dagger_1 \footnote{\chi}\)					
	Sidewalk Shed in Use		e, Area A	Affectea : 50%					
	Location: Through								
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	5 0/		LIDE	ماد ماد	-	Ф1 000			
Glass Block	5%	4052.200	LIFE	* *	5	\$1,900	A		
Steel	25% Now	\$953,200	2045	**	5	\$93,400	A		
	Corrosion/Rusting, H			cted : 50%					
	Location: 15th, 16			cc . 1 500/					
	Thermally Inefficient		, Area A	ffectea : 50%					
	Location : Floors I		A CC .	1 500/					
	Unit Inoperable, Ext Location : Floors I		а Ађесте	Pd: 50%					
Wood	70% Now	\$1,431,900	2045	* *	5	\$209,300	A		
	Deteriorated Finish,	Extent: Moderate,	Area Afj	fected : 50%					
	Location : Throughout 256 Bldg								
	Thermally Inefficient	t, Extent : Moderate	, Area Ą	ffected : 50%					
	Location : Through	out 256 Bldg							
	Split/Cracked, Exten	t : Moderate, Area .	Affected	: 50%					
	Location : Through	out 256 Bldg							
Parapets									
Copper/Terne	20%		2040	* *	5	\$7,000	A		
Masonry: Brick	50% Now	\$26,200	LIFE	* *	5	\$3,600	A		
	Cracking/Crumbling, Extent: Moderate, Area Affected: 10%								
	Location : 17th Flo								
	Diagonal Cracks, Ex		ea Affec	ted : 10%					
	Location : At Court	tyard							
Masonry: Marble	10%		LIFE	* *	5	\$900	A		
Metal Rail	17%		2025	* *	5-10	\$22,100	A		
Slate	3%		LIFE	* *	5	\$200	A		
Roof									
	1.00/			* *	10	\$13,200			
Copper/Terne	10%		2035		10	\$13,200	Α		
	Corrosion/Rusting, I				10	\$13,200	Α		
					10	ψ1 <i>3</i> ,200	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.

Asset #: 49

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Floors	1.50/			2016	ф 207 5 00	2	Φ 7 1.500	a
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%	3.7	#407.000	LIFE	* *	5	\$24,800	C
Vinyl Tile		issing Elem	\$495,800 ents, Extent : Seve th And 17th Floors	2030 re, Area	* * Affected : 35%	3	\$17,900	С
	Poor Subf	loor Evider	nt, Extent : Modera th And 17th Floors		Affected : 25%			
Vinyl Tile	20%			2020	\$661,000	3	\$23,800	С
Vinyl Tile Vinyl Tile	20%			2015	\$661,000	3	\$31,800	C
vinyi The	Other Obs					3	ψ31,000	C
Vinyl Tile	5%			2028	* *	3	\$6,000	С
vinyi 111e	Recent Re		ent, Extent : Light, . or		ected : 100%	3	φο,σσσ	C
Interior Walls								
Gypsum Board	20%			LIFE	* *	5	\$73,500	C
Gypsum Board	5%			LIFE	* *	5	\$18,400	C
		place Evide 1 : 14th Flo	ent, Extent : Light, . or	Area Aff	ected : 100%			
Masonry: Brick	5%			LIFE	* *			С
Marble Panels	5%			LIFE	* *			C
Plaster	15%	Now	\$734,900	LIFE	* *	5	\$27,500	C
		_	ents, Extent : Seve th And 17th Floors		Affected : 20%			
Plaster	50%			LIFE	* *	5	\$91,800	С
Ceilings								
AcousTile,Adhered	Broken/M		\$313,600 nents, Extent : Mod 17th Floors	2040 erate, Ar	* * rea Affected : 35%	5	\$23,800	В
A 77'1 C 1C 1			171111110013	2025	* *	-	ΦζΟ ζΟΟ	D.
AcousTileConcealSpLn				2025	**	5	\$59,600	В
AcousTileSusp.Lay-In			ent, Extent : Light, . or	2037 Area Aff		5	\$15,900	В
Exposed Concrete	10%			LIFE	* *	5	\$5,000	В
Plaster	15%		\$268,200	LIFE	* *	5	\$29,800	В
1 Motor	Broken/M	issing Elem	ents, Extent : Seve l 17th Floors		Affected : 50%	3	Ψ27,000	D
Plaster	40%			LIFE	* *	5	\$79,500	В
	.070						7.7,230	

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

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

Asset #: 49

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•							•
Service Equipment								
Fused Disc Sw	100%			2040	* *	5	\$1,000	В
			Extent : Moderate, A					
			al Room In The Sub					
	Explana	tion : Main	Service Protector	Rated @	1200 Amperes.			
Switchgear / Switchboard	200/			20.40	ale ale	-	Φ200	ъ
Fused Disc Sw	30%			2040	* *	5	\$300	В
Molded Case Bkrs	70%			2040	* *	5	\$4,000	В
Raceway	000/			2020	Φ2 7 0 <00	1		ъ
Conduit	80%			2020	\$378,600	1		В
Conduit	20%			2040	* *	1		В
Panelboards	200/			2010	Φ 7 0.000	~	¢1.000	D
Fused Disc Sw	20%	0.0	¢107.000	2019	\$78,800 * *	5	\$1,000	В
Fused Toggle Switch	50%	0-2	\$197,000	2045		5	\$1,200	В
		iea Lije, Ex i : Basemen	tent : Moderate, Ai	rea А <u></u> ЈЈес	tea : 100%			
		. Dasemen		2025	de de		4.7 00	
Molded Case Bkrs	30%			2036	* *	5	\$1,700	В
Wiring	500 /	2.4	0275 700	20.45	* *	1		D
Braided Cloth	50%	2-4	\$275,700	2045		1		В
		_	ent : Moderate, Are	а Ајјесте	a: 100%			
		: Through	Oui 					
Thermoplastic	20%			2040	* *	1		В
Thermoplastic	30%			2030	* *	1		В
Motor Controllers	1.00/			2022	de de	_	# 100	
Locally Mounted	10%			2033	**	5	\$100	В
Locally Mounted	60%	2.4	41.53.5 00	2018	\$307,400	5	\$900	В
Locally Mounted	30%	2-4	\$153,700	2040	**	5	\$200	В
		-	tent : Moderate, Ai	rea Affec	ted : 100%			
-	Location	: Basemen	t t					
Ground								
Grounding Devices	1,000/			LIDE	* *	-	¢2.100	D
Generic	100%		Series Mederate	LIFE		5	\$3,100	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		: Basemen		D:				
Lighting	Ехріапа	uon : Conn	ected To Metal Wa	ier Pipe				
Lighting Interior Lighting								
Interior Lighting Fluorescent	100%			2020	\$1,169,500	10	\$194,900	В
Fluorescent		ervation L	Extent : Moderate, A			10	\$194,900	D
			xieni . Moderdie, 1 out The Building	пен Аује	cu . 100/0			
		_	amps, Cfl Lamps					
Egress Lighting	Елриана	11011 . I-O L	мтр <i>s,</i> Сл Ештрѕ					
Emergency, Service	50%			2020	\$19,200	1		В
Exit, Service	50%			2020	\$19,200	1		В
LAIL, SELVICE	50%			2020	\$17,200	1		ט

Lightning Protection

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

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

Asset #: 49

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lightning Protection						
Arresters/Cabling						
Generic	100%	2023	\$64,100	5	\$6,300	В
	Other Observation, Extent: Moderate,	Area Affec	ted : 100%			
	Location: Roof					
	Explanation: Copper					

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2030	* *	1		В
			xtent : Light, Area	Affected	: 100%			
		: Murray S						
	Explana	tion : From	Con Ed					
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2023	\$164,000	5	\$12,600	В
Steam								
Distribution								
Steam Piping/Pump	100%			2030	* *	4	\$10,500	В
Terminal Devices								
Air Handler	20%	Now	\$57,000	2020	\$284,900	1	\$23,700	В
			t : Severe, Area Aff	ected : 3	0%			
	Location	: Subbasei	nent					
Convector/Radiator	80%			2025	* *	1	\$55,000	В
Air Conditioning								
Energy Source								
Electricity	100%			2028	* *	1		В
Conversion Equipment								
Reciprocating	40%			2020	\$358,700	1	\$39,400	В
Compr/Chiller								
No Component	60%							D
Distribution								
Chilled Wtr Pipe/Pump	100%			2030	* *	4	\$10,500	В
Terminal Devices								
Air Handler/Cool/Ht	100%			2020	\$448,900	1	\$131,600	В
Heat Rejection								
Water Cool Tower	100%			2018	\$303,400	2	\$213,800	В
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$118,500	В
Exhaust Fans								
Interior	100%			2020	\$292,100	2	\$6,600	В
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2025	* *	1		В

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

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

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

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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

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



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

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

Asset #: 14539

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Exterior	•			•				•		
Exterior Walls										
Masonry: Brick	40%	Now	\$122,600	LIFE	* *	5	\$23,800	A		
	Jnt Morta	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location	ı : West Fac	cade							
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		
•	Jnt Morta	Int Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location	i : Foundat	ion							
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 20%					
	Location	i : Foundat	ion							
Masonry: Limestone	5%			LIFE	* *	5	\$2,200	A		
Metal Panel	5%	Now	\$7,100	2032	* *	5	\$5,600	A		
	Broken/M	issing Elem	ents, Extent : Seve	re, Area	Affected : 10%					
	Location	: Exterior	Fire Escape At Ea	st Facad	e					
	Corrosion	/Rusting, E	xtent : Moderate, A	Area Affe	cted : 25%					
	Location	a : Exterior	Fire Escapes At E	ast And V	West Facades					
Windows										
Aluminum	100%			2038	* *	5	\$12,300	A		
Parapets										
Masonry: Brick	35%			LIFE	* *	5	\$1,500	A		
Masonry: Brick	50%			LIFE	* *	5	\$2,200	A		
Metal Rail	5%			2027	* *	5-10	\$3,900	A		
Metal Security Bars	3%			2037	* *			Α		
Pre-Cast Concrete	2%			LIFE	* *	5	\$500	A		
Stucco Cement	5%			2035	* *	5	\$600	A		
Roof										
Asphalt Shingle	50%			2025	* *	10	\$1,700	Α		
Modified Bitumen	35%			2030	* *	10	\$7,000	Α		
	-	•	ent, Extent : Light,	Area Affe	ected : 100%					
	Location	: Through	out							
Skylight, Metal/Glass	10%			2042	* *	10	\$6,700	A		
Skylight, Plastic	5%			2039	* *	1		A		

Interior

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

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
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 C
Sheet Vinyl/Rubber	10%			2022	\$71,500	5	\$6,800	C
Steel Plate	2%	Now	\$71,100	LIFE	* *	1		C
		_	ents, Extent : Seve np Pump In Basem		Affected : 50%			
	Corrosion/	Rusting, E	xtent : Severe, Are	a Affecte	d: 25%			
			np Pump In Basem					
Vinyl Tile	Location Worn/Erod	: Room 40	: Moderate, Area		-	3	\$900	С
	Other Obse Location		xtent : Moderate, 1 12	Area Affe	ected : 100%			
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 Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Third And Fourth Floors							
	-		: Moderate, Area d Fourth Floors	Affected	: 25%			
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 Spalling, Extent: Moderate, Area Affected: 25% Location: Basement							
		led, Extent : Basemen	: Moderate, Area A t	Affected	: 50%			
Plaster	Location	: Fourth F				5	\$17,700	С
		ed Finish, : Through	Extent : Moderate, out	Area Af	fected : 50%			
		ng, Extent : Through	: Moderate, Area . out	Affected	: 50%			

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

Asset #: 14539

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2035	* *	5	\$4,600	В
AcousTileSusp.Lay-In	10%			2027	* *	5	\$4,600	В
	O	iscoloring, : Third Flo	Extent : Moderate oor	, Area Ą	ffected : 15%			
Embossed Metal	50%	Now	\$73,000	LIFE	* *	5	\$10,200	В
	Deteriorated Finish, Extent : Moderate, Area Affected : 50% Location : Throughout							
		ing, Extent : Through	: Moderate, Area A out	Affected	: 50%			
Plaster	30%	Now	\$47,400	LIFE	* *	5	\$8,500	В
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Fifth Floor							
	Paint Peeling, Extent: Moderate, Area Affected: 50%							
	Location	: Fifth Flo	or					

Electrical	Current Re	pair Fu	ture Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Yes		Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	203	* *	⁴ 5	\$200	В
	Other Observation, Ex	tent : Moderate, Area A	Affected : 100%			
	Location: Basement					
	Explanation : Main S	'ervice Switch Rated @	400 Amperes			
Raceway						
Conduit	100%	203	* *	1		В
Panelboards						
Fused Disc Sw	50%	203	* *	5	\$400	В
Molded Case Bkrs	50%	203	* *	\$ 5	\$500	В
Wiring						
Thermoplastic	100%	203	* *	· 1		В
Ground						
Grounding Devices						
Generic	100% 2-4	\$900 LIF	E * *	* 5	\$500	В
	Other Observation, Ex	tent : Moderate, Area A	Affected : 100%			
	Location: Basement					
	Explanation : Corrod	led .				
Lighting						

Lighting

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

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

Asset #: 14539

Electrical	Current Repair	Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Lighting								
Interior Lighting								
Fluorescent	50%	2022	\$37,200	10	\$13,900	В		
	Other Observation, Extent: Location: Throughout Explanation: T-12 Lamps	Moderate, Area Affe	ected : 50%					
Fluorescent	50%	2027	* *	10	\$13,900	В		
	Other Observation, Extent : Location : Throughout Explanation : Compact Flu	. 30	ected : 50%					
Egress Lighting								
Emergency, Battery	50%	2022	\$6,400	10	\$3,700	В		
Exit, Service	50%	2022	\$2,500	1		В		
Exterior Lighting								
HID	100%	2022	\$1,400	10	\$100	В		
Alarm								
Fire/Smoke Detection								
Generic	100%	2022	\$409,700	1-3	\$21,200	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: 1st Floor							
	Explanation : Electronic M	ain Control Panel						

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		В
Conversion Equipment								
Steam Boiler	100%			2027	* *	1	\$30,200	В
Distribution								
Steam Piping/Pump	100%	Now	\$9,000	2032	* *	4	\$1,500	В
	Leak Evid	ent, Extent	: Moderate, Area A	ffected :	20%			
	Location	: Through	out, 5 Of 15 Return	Steam (Condensate Risers			
Terminal Devices								
Convector/Radiator	100%			2027	* *	1	\$9,800	В
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	1		В
Conversion Equipment								
Int Pkg Unit - Cooling	25%			2020	\$112,700	2	\$500	В
Ext Pkg Unit - Cooling	10%			2022	\$16,200	2	\$200	В
Window/Wall Unit	25%			2017	\$18,000	1		В
No Component	40%							D
Terminal Devices								
Direct Expansion	40%			2022	\$26,100	1		В
No Component	60%							D

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

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

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Heat Rejection								
Air Condenser Unit	40%			2022	\$16,800	2	\$8,500	В
No Component	60%							D
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	\$8,500	В
No Component	50%							D
Exhaust Fans								
Roof	25%			2022	\$7,000	2	\$200	В
No Component	75%							D
Plumbing								
H/C Water Piping								
Brass/Copper	5%			2042	* *	1		В
Galv Iron/Steel	95%			2027	* *	1		В
Water Heater								
Gas Fired	100%	Now	\$200	2017	\$8,100	2	\$400	В
	Leak Evide	ent, Extent	: Moderate, Area A	Affected :	100%			
	Location	: Basemen	nt .					
Sanitary Piping								
Cast Iron	100%	Now	\$1,500	LIFE	* *	1		В
			: Light, Area Affec	ted : 10%	6			
	Location	: Basemen	nt .					
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2022	\$10,400	4	\$1,300	В
Fixtures								
Generic	100%							В
Fire Suppression								
Sprinkler								
No Component	90%							D
Generic	10%			2048	* *	1-2	\$900	В
	No Backflo	w Prevent	er, Extent : Light, A	Area Affe	ected : 100%			
	Location	: Basemen	nt .					

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

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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

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



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

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

Asset #: 13411

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	92%		\$20,400	LIFE	* *	5	\$30,100	A
	_	Cracks, Ex 1 : West Fa	tent : Moderate, Ar cade	ea Affec	ted : 5%			
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
	Caulking	Deteriorate	ed, Extent : Modera	te, Area	Affected : 50%			
	Location	ı : Through	out					
	Water Per	netration, E	xtent : Light, Area	Affected	: 10%			
	Location	ı : Through	out					
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$3,200	A
Concrete Masonry Unit	30%			LIFE	* *	5	\$1,400	Α
Masonry: Brick	50%			LIFE	* *	5	\$2,100	A
Metal: Cage/Fence	10%	4+	\$1,900	2026	* *	5	\$1,300	A
		_	Extent : Moderate, A	Area Affe	cted : 25%			
	Location	ı : Balconie	es .					
Roof								
Modified Bitumen	100%			2029	* *	10	\$17,000	Α
		Other Observation, Extent: Moderate, Area Affected: 100%						
		ı : Through						
	Explana	tion : Cove	red With Rubber T	iles				
nterior								
Floors	20/			T TEE	* *	-	Ф2 200	a
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 C
Vinyl Tile	50%	N	¢1.42.200	2021	\$238,600	3	\$12,400	C
Vinyl Tile	30%		\$143,200	2031		3	\$5,600	C
			Extent : Moderate At Room 402 And F		•			
			Ai Room 402 Ana F Extent : Severe, Ar					
		0 0	Exieni : Severe, Ar At Room 402 And F					
Interior Walls								
Ceramic Tile	3%			2030	* *	5	\$1,400	C
Gypsum Board	82%			LIFE	* *	5	\$23,600	C
Metal Panel	10%			LIFE	* *		, , , , , ,	C
Plaster	5%			LIFE	* *	5	\$700	C

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

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

Asset #: 13411

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%			2038	* *	5	\$9,900	В
		oair Eviden : 5th Floor	t, Extent : Modera	te, Area	Affected : 5%			
AcousTileSusp.Lay-In	75%			2034	* *	5	\$37,200	В
Exposed Struc: Steel	5%	2-4	\$28,500	LIFE	* *			В
-		0.	xtent : Moderate, A Mechanical Room	rea Affe	ected : 10%			

Electrical		Current Repai	r	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date Esti (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•							
Service Equipment								
Fused Disc Sw	100%			2021	\$29,000	5	\$100	В
		rvation, Extent		Area Affe	ected : 100%			
	Location	: Electrical Roc	om					
	Explanati	on: One 1200 I	Amps Main D	isconnec	ct Switch			
Switchgear / Switchboard								
Fused Disc Sw	100%			2021	\$90,300	5	\$100	В
Raceway								
Conduit	100%			2021	\$60,400	1		В
Panelboards								
Fused Disc Sw	5%			2020	\$3,400	5		В
Molded Case Bkrs	75%			2020	\$51,300	5	\$700	В
Molded Case Bkrs	20%			2043	* *	5	\$200	В
Wiring								
Thermoplastic	80%			2021	\$49,200	1		В
Thermoplastic	20%			2047	* *	1		В
Motor Controllers								
Locally Mounted	70%	2-4	\$48,800	2041	* *	5	\$100	В
•	On Extende	ed Life, Extent :	Moderate, An	ea Affec	ted : 100%			
	Location	: Mechanical R	oom					
Locally Mounted	30%			2019	\$20,900	5	\$100	В
Ground					1 - 7			
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	* *	5	\$500	В
	Other Obse	rvation, Extent	: Moderate, A	Area Affe	ected : 100%			
		: Water Main						
	Explanati	on : Corroded						
Lighting	-							

Lighting

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

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

Asset #: 13411

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						
Fluorescent	75%	2016	\$126,700	10	\$22,800	В
	Other Observation, Extent:	Moderate, Area Affe	ected : 100%			
	Location : Throughout The	Building				
	Explanation: Using T-12 I	amps				
Fluorescent	20%	2029	* *	10	\$6,100	В
	Other Observation, Extent:	Moderate, Area Affe	ected : 100%			
	Location : 5th Floor					
	Explanation: Using T-8 La	umps				
Incandescent	5%	2016	\$8,400	2		В
Egress Lighting						
Emergency, Battery	40%	2016	\$5,600	10	\$3,200	В
Emergency, Battery	10%	2029	* *	10	\$800	В
Exit, Service	40%	2016	\$2,200	1		В
Exit, Service	10%	2029	* *	1		В
Exterior Lighting						
HID	100%	2016	\$14,000	10	\$100	В
Alarm						
Fire/Smoke Detection						
No Component	30%					D
Generic	70%	2029	* *	1-3	\$14,300	В

				e Replacement		aintenance	
System Component Type		Tail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Fuel Oil No 2	100%		2031	* *	5	\$10,300	В
Conversion Equipment							
Hot Water Boiler	100%		2034	* *	1	\$16,400	В
В	oiler Used	For Hot Water, Extent: Ligar	ht, Area	Affected : 100%			
	Location:	Basement					
Distribution							
Hot Wtr Piping/Pump	100%		2029	* *	4	\$1,600	В
Terminal Devices							
Air Handler	50%		2021	\$102,900	1	\$10,300	В
Convector/Radiator	50%		2026	* *	1	\$5,400	В
Air Conditioning							
Energy Source							
Electricity	100%		2029	* *	1		В
Conversion Equipment							
Reciprocating	100%		2021	\$129,500	1	\$15,400	В
Compr/Chiller							
Distribution							
Chilled Wtr Pipe/Pump	100%		2031	* *	4	\$2,500	В

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

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

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Terminal Devices								
Direct Expansion	100%			2021	\$118,400	1		В
Heat Rejection								
Water Cool Tower	100%			2019	\$109,500	2	\$33,400	В
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,500	В
Exhaust Fans								
Interior	70%			2021	\$29,500	2	\$700	В
Roof	30%			2021	\$9,100	2	\$300	В
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	* *	1		В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2021	\$10,400	4	\$1,300	В
Sewage Ejector(s)								
Electric	100%			2021	\$10,400	4	\$1,300	В
Fixtures							· · · · ·	
Generic	100%							В
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
•	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: (1) B-6	(1) 1-5					
	Explana	tion : 2 Uni	its					
Fire Suppression								
Sprinkler								
Generic	100%			2031	* *	1-2	\$9,300	В
Fire Pump								
Generic	100%			2024	\$28,300	1	\$6,200	В

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

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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



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

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

Asset #: 160

rchitecture	Current Repair	Future	Replacement	М	aintenance		
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
terior							
Exterior Walls							
Copper/Terne	5%	2040	* *	10	\$25,300	A	
Masonry: Brick	45%	LIFE	* *	5	\$97,300	A	
	Recent Repair Evident, Extent : Moder Location : Throughout Sides And Rec	-	ffected : 25%				
Masonry: Granite	5%	LIFE	* *	5	\$8,100	A	
Masonry: Limestone	35%	LIFE	* *	5	\$56,700	A	
, , , , , , , , , , , , , , , , , , ,	Recent Repair Evident, Extent : Moder Location : Front Facade	ate, Area Aj	ffected : 25%		,		
Stucco Cement	10% Now \$74,300	2025	* *	5	\$27,000	A	
Staces comen	Broken/Missing Elements, Extent : Severe, Area Affected : 5% Location : Elevator Penthouse At West Side						
	Other Observation, Extent: Moderate,		ted : 5%				
	Location : Elevator Penthouse At We						
	Explanation : Exposed And Corroded	l Steel Mem	bers				
Windows							
Aluminum	10%	2028	* *	5	\$5,800	Α	
Bronze/Brass	90%	2028	* *	5	\$328,000	A	
Parapets							
Masonry: Brick	65% Now \$50,800 Cracking/Crumbling, Extent: Moderate Location: Interior Face	LIFE te, Area Affe	* * ected : 10%	5	\$7,000	A	
	Int Mortar Miss/Erod, Extent : Modera Location : Interior Face	ate, Area Af	fected : 25%				
Masonry: Limestone	35%	LIFE	* *	5	\$4,700	A	
	Recent Repair Evident, Extent : Moder Location : Front Facade						
Roof							
Modified Bitumen	98% Now \$52,500 Miss/Damaged Flashings, Extent: Mod Location: Roof Over 14th Floor	2020 derate, Ared	\$262,400 a Affected : 5%			A	
	Water Penetration, Extent : Moderate, Location : Over Room 1404 And Prin		ted : 10%				
Skylight, Metal/Glass	2%	2020	\$99,800	10	\$2,300	A	
erior			. , , ,		. , ,		

Interior

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

Asset #: 160

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Floors	10%	0-2	\$205,800	2022	\$205,800	3	\$47.900	С
Carpet	Worn/Ero		\$203,800 : Moderate, Area			3	\$47,900	C
	Wrinkling	55	loderate, Area Affe	cted : 30	9%			
Mosaic Tile	5%			2025	* *	5	\$39,900	С
Marble Panels	15%	Now	\$313,900	LIFE	* *	5	\$35,900	C
		issing Elem : Stairs Th	nents, Extent : Mod nroughout	erate, Ar	rea Affected : 10%			
Terrazzo	15%			LIFE	* *	5	\$37,400	С
Vinyl Tile	25%			2020	\$829,700	3	\$29,900	C
·			nt, Extent : Light, A Locations Through		cted : 10%			
Vinyl Tile	30%			2015	\$995,700	3	\$47,900	С
·	Location	: Through		Area Affe	ected : 100%			
 	Explana	tion : 9x9 U	Inits					
Interior Walls	5 0/			2022	¢252.500	_	¢11.000	C
Ceramic Tile	5%			2023	\$353,500	5	\$11,000	C
Marble Panels Plaster	15% 15%	Now	\$132,100	LIFE LIFE	* *	_	¢0,000	C C
riaster	Cracking/	Crumbling,	\$132,100 Extent : Severe, A proughout And Pen	rea Affec		5	\$9,900	C
Plaster	65%			LIFE	* *	5	\$42,900	С
Ceilings							· / /	
AcousTileSusp.Lay-In	40%			2025	* *	5	\$127,700	В
			xtent : Moderate, A 104 And Print Shop	55	cted : 5%			
Glass: Susp Panels	5%			LIFE	* *			В
Plaster	5%			LIFE	* *	5	\$10,000	В
Plaster	15%	Now	\$179,500	LIFE	* *	5	\$29,900	В
	_	_	Extent : Moderate proughout And Pen	_	ffected : 30%		•	
Plaster	35%			LIFE	* *	5	\$69,800	В

Electrical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2030	* *	5	\$1,000	В
	Other Observation, Extent : Mod	erate, Area Affected :	100%			
	Location : Electrical Room In T	The Sub Basement				
	Explanation : Main Service Pro	otector Rated @ 4000	Amperes. Bo	olted Pre	ssure Switch.	

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

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

Asset #: 160

Electrical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Transformers								
Dry Type	100%			2025	* *	5	\$800	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		ı : Sub- Bas						
	Explana	tion : 150k	va					
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	* *	5	\$1,000	В
Raceway								
Conduit	100%			2020	\$473,300	1		В
Panelboards								
Molded Case Bkrs	70%			2019	\$275,800	5	\$4,000	В
Molded Case Bkrs	30%			2028	* *	5	\$1,700	В
Wiring								
Braided Cloth	30%	0-2	\$165,400	2045	* *	1		В
	On Extend	ded Life, Ex	tent : Moderate, A	rea Affec	ted : 100%			
	Location	ı : Through	out The Building					
Thermoplastic	70%			2030	* *	1		В
Motor Controllers								
Locally Mounted	100%			2018	\$512,400	5	\$1,400	В
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	98%			2020	\$1,150,800	10	\$191,800	В
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location: Throughout The Building							
	Explana	tion : T-12,	T-8, And Cfl Lamp	os .				
Incandescent	2%			2020	\$117,400	2	\$100	В
Egress Lighting								
Emergency, Service	30%			2025	* *	1		В
Exit, Service	70%			2025	* *	1		В

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Utility Steam	100%	2030	* *	1		В
	Other Observation, Extent : Light, Ar	ea Affected	: 100%			
	Location: Reade St.					
	Explanation: From Con Ed					
Conversion Equipment						
Pres. Reducing Valve/LP	100%	2023	\$164,700	5	\$12,700	В
Steam						

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

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

Asset #: 160

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	-							-
Distribution								
Steam Piping/Pump	100%			2030	* *	4	\$10,500	В
Terminal Devices								
Air Handler	20%			2020	\$286,100	1	\$26,400	В
Convector/Radiator	80%			2025	* *	1	\$55,200	В
Air Conditioning								
Energy Source	1000/			2020	ale ale			ъ
Electricity	100%			2028	* *	1		В
Conversion Equipment	200/			2010	Ф.co2 200	2	Φ2 (00	ъ
Int Pkg Unit - Cooling	20%			2018	\$683,300 * *	2	\$2,600	В
Reciprocating Compr/Chiller	40%			2025	* *	1	\$39,600	В
Ext Pkg Unit - Cooling	20%			2020	\$244,900	2	\$2,600	В
Window/Wall Unit	20%			2015	\$109,100	1		В
Distribution								
Chilled Wtr Pipe/Pump	40%			2030	* *	4	\$4,200	В
No Component	60%							D
Terminal Devices								
Air Handler/Cool/Ht	20%			2020	\$225,400	1	\$26,400	В
Fan Coil - Cool/Heat	20%			2020	\$1,004,400	1	\$13,800	В
No Component	60%							D
Heat Rejection						_		_
Air Condenser Unit	40%			2020	\$212,000	2	\$59,500	В
No Component	60%							D
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$119,000	В
Exhaust Fans	100%			LIFE		2-3	\$119,000	Б
Interior	100%			2015	\$92,600	2	\$6,600	В
Plumbing	10070			2013	\$92,000		\$0,000	ъ
H/C Water Piping								
Galv Iron/Steel	100%			2018	\$792,400	1		В
HW Heat Exchanger	100,0			2010	ψ.,, <u>-</u> ,			
Low Temp	100%			2020	\$82,300	4	\$31,700	В
Sanitary Piping	-0070				#0 2, 230	· ·	401,700	
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Submersible	100%			2015	\$6,800	4	\$2,000	В
Sewage Ejector(s)					•		•	
Compressed Air	100%			2030	* *	4	\$1,300	В
Fixtures								
Generic	100%							В
Vantical Transment								

Vertical Transport

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

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

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

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

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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	

Total	\$129,500	\$86,200	\$77,100	\$154,200
Priority C	\$11,300	\$15,300	\$9,900	\$11,500
Priority B	\$89,400	\$70,800	\$67,200	\$142,700
Priority A	\$28,800			
Total	\$129,500	\$86,200	\$77,100	\$154,200
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Mechanical	\$31,100	\$25,200	\$19,800	\$86,300
Electrical	\$9,800	\$11,100	\$12,900	\$14,200
Interior Architecture	\$25,300	\$15,300	\$9,900	\$19,200
Exterior Architecture	\$28,800			
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 2059

rchitecture		Current F	Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Exterior Walls			* 40 * 400			_		
Masonry: Brick	Cracking/C Location Sidewalk Si Location Spalling, E.	: Through hed in Use : Corner (xtent : Lig	\$102,600 Extent: Light, Arcout Facade Facing , Extent: Light, Arcord Arthur Ave And ht, Area Affected: out Facade Facing	Alley rea Affect E. Tremo 5%	ed : 5%	5	\$60,500	A
Masonry: Granite		2-4 Miss/Eroc : Through	\$37,500 l, Extent : Light, A	LIFE rea Affect	* * ted : 5%	5	\$4,100	A
Masonry: Limestone	5%			LIFE	* *	5	\$4,100	A
Pre-Cast Concrete	35%	2-4	\$69,800	LIFE	* *	5	\$125,100	A
210 0 00	Jnt Mortar Location Staining/Di	Miss/Eroo : Through	l, Extent : Light, A out Extent : Light, Ar	rea Affeci		Ü	ψ1 2 0,100	
Windows								
Aluminum		4+ tion, Exter : Through	\$101,100 at : Moderate, Arec out	2031 a Affected	* *	5	\$20,800	A
Parapets								
Cast in Place Concrete	10%			LIFE	* *	5	\$10,000	A
Masonry: Brick	90%			LIFE	* *	5	\$8,700	A
Roof Modified Bitumen	Location Patching E	: Through	tent : Moderate, A		\$287,500 ed: 10%			A
terior								
Floors	1.50/			2010	¢127.200	2	¢24.500	C
Carpet	15%			2019	\$137,200 * *	3	\$34,500	C
Cast in Place Concrete	10%			LIFE	* *	5	\$33,500	C
Ceramic Tile	5% 5%			2026	* *	5	\$7,700	C C C
Mosaic Tile	5%			2028	* *	5	\$19,200	C
Terrazzo	15%	0.2	¢1.47.500	LIFE	* *	5	\$18,000	
Vinyl Tile	Location Other Obse Location	: Through rvation, E : First Flo	xtent : Moderate, A or And Throughou	Area Affe	80%	3	\$5,700	С
17' 1 m''		on : 9x9 T	ues	2022	Φ 5 00 000	2	#22.000	
Vinyl Tile	40%			2023	\$589,900	3	\$23,000	C

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

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

Asset #: 2059

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Interior Walls								
Ceramic Tile	3%			2032	* *	5	\$4,500	C
Concrete Masonry Unit	10%	0-2	\$11,300	LIFE	* *	5	\$5,900	C
		Crumbling, 1 : Basemer	, Extent : Moderate nt	, Area Aj	ffected : 10%			
Gypsum Board	15%			LIFE	* *	5	\$13,400	С
Metal Panel	15%			LIFE	* *			
Marble Panels	2%			LIFE	* *			C C
Plaster	15%	0-2	\$41,200	LIFE	* *	5	\$6,700	C
	Paint Peel		ls, 7th Floor Elevat t : Moderate, Area A rs					
Plaster	40%			LIFE	* *	5	\$17,800	C
Ceilings								
AcousTile,Adhered	15%	0-2	\$14,000	2028	* *	5	\$11,500	В
		_	nents, Extent : Mode Por Offices 510-512					
			, Extent : Moderate oor Offices 510-512		•			
AcousTileSusp.Lay-In	10%			2028	* *	5	\$15,300	В
Exposed Concrete	20%	Now	\$238,600	LIFE	* *	5	\$4,800	В
•	Location	ı : West Sid	Extent : Severe, A. le Basement					
	•		ent, Extent : Moder undation Wall On V					
Plaster	55%			LIFE	* *	5	\$52,700	В

ectrical	Current Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2023	\$61,700	5	\$500	В
	Other Observation, Extent : Mod	erate, Area Affect	ed : 100%			
	Location : Electrical Room					
	Explanation : Main Disconnect	Service Switch Ro	ated At 2500 Am	os.		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2023	\$150,400	5	\$2,700	В
Raceway						
Conduit	100%	2023	\$105,800	1		В
Panelboards						
Molded Case Bkrs	70%	2022	\$103,700	5	\$1,900	В
Molded Case Bkrs	30%	2031	* *	5	\$800	В

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

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

Asset #: 2059

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring Braided Cloth		2-4 Aged, Exte : Through	\$123,700 ent : Moderate, Are out	2048 a Affecte	* * ed : 100%	1		В
Thermoplastic	30%			2033	* *	1		В
Motor Controllers								
Locally Mounted	100%			2021	\$181,400	5	\$700	В
Ground								
Grounding Devices								
Generic	Location	: Basemer	\$900 Extent : Severe, Are nt oded And Connecte			5	\$1,500	В
Stand-by Power	Explanal	ion . Com	оиеи Ани Соппест	u wiii w	Tain water 1 tpe			
Transfer Switches Automatic Automatic	50% 50%			2021 2021	\$5,300 \$5,300	1 1	\$15,800 \$15,800	B B
Generators	2070			2021	Ψ2,200	-	Ψ12,000	
Diesel	Location	ervation, E : Rear Yai ion : 82.5		2019 Area Affe	\$68,300 ected : 100%	1	\$39,700	В
Batteries	Explanai	1011 . 02.3	K W					
Lead/Acid	100%			2017	\$600	5	\$3,800	В
Fuel Storage Main Tank	Location	ervation, E : Rear Yar ion : 250 (2026 Area Affe	* * ccted : 100%	5	\$3,000	В
Lighting	_T							
Interior Lighting Fluorescent	Location	ervation, E : Through ion : T-12		2018 Area Affe	\$469,600 ected : 100%	10	\$84,500	В
Fluorescent		Now ixtures, E : Basemer	\$52,200 xtent : Severe, Area nt	2033 Affected	* * l : 100%			В
Egress Lighting								
Exit, Service	50%			2031	* *	1		В
Exit, Battery	50%			2018	\$42,900	10	\$3,500	В
Exterior Lighting HID	100%			2018	\$43,100	10	\$300	В
Alarm								
Fire/Smoke Detection	700/							Ъ
No Component Generic	70% 30%			2023	\$366,300	1-3	\$19,000	D B

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

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

Asset #: 2059

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%		2043	* *	1		В	
	Other Observation, Location: Baseme Explanation: (2) 5	nt Vault	Affected	: 100%				
Conversion Equipment Steam Boiler	100% Other Observation, Location: Baseme			**	1	\$101,500	В	
Distribution								
Steam Piping/Pump	100%		2023	\$823,100	4	\$7,600	В	
Terminal Devices Convector/Radiator Air Conditioning	100%		2021	\$1,113,500	1	\$33,100	В	
Energy Source Electricity	100%		2031	* *	1		В	
Conversion Equipment Heat Pump	20% Other Observation,	Extent : Light, Area	2024 Affected	\$900	2	\$1,300	В	
	Location : Sixth Fl Explanation : (2) V	loor Fan Room Vater Sourced Heat	Pumps					
Int Pkg Unit - Cooling Window/Wall Unit	10% 70%		2024 2018	\$151,800 \$169,600	2 1	\$600	B B	
Heat Rejection Water Cool Tower	20% Other Observation, Location: Roof	Extent : Light, Area	2024 Affected	\$67,700 *: 100%	2	\$20,600	В	
	Explanation : Dry	Cooler Works With	Water So	ourced Heat Pump	S			
No Component	80%						D	
Ventilation								
Distribution Ductwork/Diffusers No Component	20% 80%		LIFE	* *	2-5	\$11,400	B D	
Exhaust Fans Roof	100%		2018	\$93,700	2	\$3,200	В	
Plumbing H/C Water Piping Galv Iron/Steel	100% 0-2 Corroded, Extent : N	\$7,000 Moderate, Area Affe Pipe Connects To W			1		В	
Water Heater Gas Fired	100%		2018	\$27,400	2	\$1,500	В	
Sanitary Piping Cast Iron	100%		LIFE	**	1		В	

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

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

Asset #: 2059

Mechanical	Current Repair	Future Rep	olacement	M	Maintenance			
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Plumbing								
Storm Drain Piping								
Cast Iron		3,300 LIFE	* *	1		В		
	Cracked, Extent : Light, Area A							
	Location : Basement, Near E	ntrance To Boiler Roon	ı					
Sump Pump(s)	1000/	2010	Ф10 100	4	Ф1 200	ъ.		
Rigid Piping	100%	2018	\$10,400	4	\$1,300	В		
Sewage Ejector(s)	1000/	2010	Ф10 400	4	Ф1 200	D		
Electric	100%	2018	\$10,400	4	\$1,300	В		
Backflow Preventer	900/					Б		
No Component	80%	2020	* *		Ф1 200	D		
Generic	20%	2028		1	\$1,300	В		
	Other Observation, Extent : Lig	ght, Area Affected: 10%	6					
	Location: Basement							
T' /	Explanation : Dedicated To T	ne Boiler Plant						
Fixtures	1000/					D		
Generic	100%					В		
Vertical Transport								
Elevators Geared Traction	100%	LIFE	* *			С		
Geared Traction	Other Observation, Extent : Lig		10%			C		
	Location : (4) 1-7, (1) B-7	зт, Агей Ајјескей . 100	70					
	Explanation: 5 Units							
Fire Suppression	Explanation . 5 Ontis							
Standpipe								
Generic	100%	2043	* *	1-5	\$51,700	В		
Generic			ffected : 1009	_	Ψ51,700	Ь		
	Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100% Location : Westside Of Building's Facade							
	No Backflow Preventer, Extent	· ·	100%					
	Location : Basement	g,						
Sprinkler								
No Component	80%					D		
Generic	20%	2043	* *	1-2	\$5,700	В		
Fire Pump					72,	· · · · · · · · · · · · · · · · · · ·		
Generic	100%	2032	* *	1	\$19,200	В		
					, ,=			

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

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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



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

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

Asset #: 13869

Architecture		Current F	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior	•			•				•	
Exterior Walls									
Masonry: Brick	80%			LIFE	* *	5	\$80,700	A	
Masonry: Granite	5%			LIFE	* *	5	\$3,800	A	
Masonry: Limestone	10%			LIFE	**	5	\$7,600	A	
Wood	5%			2027	* *	5	\$25,200	A	
Windows	1000/	3.7	#110.200	2020	* *	-	Φ11 200		
Aluminum			\$110,200 nents, Extent : Ligh out	2038 t, Area Ą		5	\$11,300	A	
Roof									
Copper/Terne			\$14,000 Extent : Light, Area out	2050 Affected	* * : 20%			A	
Interior Floors									
Cast in Place Concrete		0-2 Crumbling, 1 : Through	\$19,100 Extent : Light, Are out	LIFE ea Affecte	* * ed : 20%	5	\$27,100	С	
Vinyl Tile			\$107,400 Extent : Light, Are out	2027 ea Affecte	* * ed : 10%	3	\$41,900	С	
Interior Walls									
Ceramic Tile			\$17,800 nents, Extent : Mod Throughout	2025 erate, Ar	* * ea Affected : 5%	5	\$3,000	С	
Gypsum Board		0-2 Crumbling, 1 : Through	\$83,000 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$54,000	С	
Masonry: Brick		0-2 Crumbling, 1 : Through	\$20,600 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%			С	
Plaster	_	0-2 Crumbling, 1 : Through	\$16,700 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$5,400	С	
Ceilings									
AcousTileSusp.Lay-In	60%			2035	* *	5	\$74,400	В	
Plaster	40%			LIFE	* *	5	\$31,000	В	

Electrical	Cı	urrent R	Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date (ears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

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

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

Asset #: 13869

Electrical	Current Repair	Future Re	placement	Maintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts							
Service Equipment				_		_	
Fused Disc Sw	50%	2042	**	5		В	
	Other Observation, Extent : Modera	ite, Area Affected	: 100%				
	Location: Electrical Room	D 10 (00 1					
	Explanation: Main Service Switch						
Fused Disc Sw	50%	2022	\$800	5		В	
	Other Observation, Extent : Modera	ite, Area Affected	: 100%				
	Location: Electrical Room	D 10 (00 1					
	Explanation : Main Service Switch	n Rated @ 600 An	nperes				
Raceway	200/	20.42	* *	1		ъ	
Conduit	20%	2042		1		В	
Conduit	80%	2022	\$4,700	1		В	
Panelboards	50/	2029	* *	_		D	
Fused Disc Sw	5%	2038	**	5		В	
Molded Case Bkrs	20%	2038		5		В	
Molded Case Bkrs	75%	2021	\$8,500	5		В	
Wiring	750/ 2.4 \$4.14	2047	* *	1		D	
Braided Cloth	75% 2-4 \$4,10 Insulation Aged, Extent : Moderate,			1		В	
	Location : Throughout The Buildin		00%				
TT1 1			* *				
Thermoplastic	25%	2042	* *	1		В	
Ground							
Grounding Devices	500/					D	
Not Accessible	50% Other Observation Extent Light	Amag Affacted , Ou	/			D	
	Other Observation, Extent : Light, Area Affected : 0% Location :						
		ation					
Camania	Explanation: Covered With Insula	LIFE	* *			D	
Generic	50%	LIFE	-11-	5		В	
Lighting							
Interior Lighting Fluorescent	25%	2027	* *	10	\$600	В	
Fluorescent	25% Other Observation, Extent : Moderc			10	\$000	Ь	
	Location: 1st Floor	ие, Агеи Аујестеи	. 100/0				
	Explanation: T-8 Lamps						
Element		2022	¢0. c00	10	¢1.500	D	
Fluorescent	65%	2022	\$9,600	10	\$1,500	В	
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Throughout The Buildin	ng					
T	Explanation: T-12 Lamps	2022	ф1 2 00	10	Φ200		
Fluorescent	8%	2022	\$1,200	10	\$200	В	
	Other Observation, Extent: Modera	ite, Area Affected	: 100%				
	Location: 1st Floor	. 1 . 1 . 5					
	Explanation: Compact Fluoresce						
HID	1%	2022	\$100	10		В	
Incandescent	1%	2022	\$100	2		В	

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

Asset #: 13869

Electrical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estim	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Egress Lighting						
Emergency, Battery	25%	2027	* *	10	\$100	В
Exit, Service	75%	2027	* *	1		В
Alarm						
Security System						
No Component	70%					D
Generic	30%	2027	* *	1	\$300	В
	Other Observation, Extent	: Moderate, Area Affected : .	100%			
	Location : Hallways					
	Explanation: CCTV And	Intrusion Alarm System				
Fire/Smoke Detection						
Generic	100%	2027	* *	1-3	\$1,600	В
	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location: Throughout Th	ne Building				
	Explanation : Strobe Ligh	nts And Manual Pull Station				

Mechanical	Current Repair		Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Fuel Oil No 2	75%		2042	* *	5	\$600	В
Natural Gas	25%		2042	* *	1		В
Conversion Equipment							
Furnace	25%		2027	* *	1	\$300	В
	Other Observation, Extent : Light, Area Affected : 25% Location : Lower Roof Explanation : 1 Roof Top Package Unit						
Hot Water Boiler	75%		2035	* *	1	\$900	В
	Other Observation, Extent: Light, Area Affected: 75% Location: Basement Boiler Room Explanation: 1 Unit						
Distribution							
Hot Wtr Piping/Pump	75%		2030	* *	4	\$100	В
No Component	25%						D
Terminal Devices							
Convector/Radiator	75%		2020	\$20,000	1	\$600	В
No Component	25%				D		
Air Conditioning							
Energy Source							
Electricity	100%		2038	* *	1		В

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

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

Asset #: 13869

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment								
Reciprocating	75%			2027	* *	1	\$900	В
Compr/Chiller								
Ext Pkg Unit -	25%			2027	* *	2		В
Heating/Cooling								
			Extent : Light, Area	Affected	d : 25%			
	Location	: 1 Unit O	n Lower Roof					
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$3,200	В
Terminal Devices								
Direct Expansion	75%			2022	\$6,600	1		В
No Component	25%							D
Heat Rejection								
Air Condenser Unit	75%			2027	* *	2	\$1,300	В
No Component	25%							D
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2-5	\$300	В
No Component	75%							D
Exhaust Fans								
Roof	25%			2022	\$600	2		В
No Component	75%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	* *	1		В
Water Heater								
Gas Fired	100%			2017	\$700	2		В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Submersible	100%			2015	\$6,300	4	\$2,000	В
Fixtures								
Generic	100%							В

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

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

Page: 191

Print Date: 05-Sep-2013 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

Asset Name : BROOKLYN BOROUGH HALL

Address : 209 JORALEMON STREET @COURT ST.

Area Sq Ft : 55,900 Project Type : PUBLIC BUILDINGS
Date of Survey : 31-May-2013 Landmark Status : EXTERIOR LANDMARK

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

Block : 139 Lot : 1 BIN : 3000256

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$378,700	\$335,900
Interior Architecture	\$253,500	\$47,200
Electrical		\$237,300
Mechanical		\$91,100
Total	\$632,200	\$711,500
Priority A	\$378,700	\$335,900
Priority B	\$52,100	\$328,400
Priority C	\$201,400	\$47,200
Total	\$632,200	\$711,500

Total	\$182,800	\$18,000	\$22,000	\$26,600
Priority C	\$83,700			\$9,700
Priority B	\$75,800	\$18,000	\$22,000	\$17,000
Priority A	\$23,300			
Total	\$182,800	\$18,000	\$22,000	\$26,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Mechanical	\$44,900	\$9,000	\$12,200	\$8,000
Electrical	\$13,100	\$1,100	\$2,000	\$1,100
Interior Architecture	\$93,600			\$9,700
Exterior Architecture	\$23,300			
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 2035

Windows Wood A Parapets Masonry: Limestone Metal Cornice	95% 5% Paint Peeli Location 100% Air Infiltrat Location Broken/Mis Location 90% 10% Corrosion/Location	4+ ng, Extent : Tower 2-4 tion, Exten : Through	sents, Extent : Seve out \$1,400 Extent : Light, Area	LIFE 2034 Affected: 2032 a Affected ere, Area A	* * : 20% Affected : 40% * * * *	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	\$106,400 \$7,000 \$60,300 \$22,700	Priorit Coo A A A
Exterior Walls Masonry: Limestone Metal Panel Windows Wood Parapets Masonry: Limestone Metal Cornice	5% Paint Peeli Location 100% Air Infiltrat Location Broken/Mis Location 90% 10% Corrosion/Location	ng, Extent : Tower 2-4 tion, Extent : Through : Through : Through	\$165,000 at: Moderate, Area out tents, Extent: Seve out \$1,400 Extent: Light, Area	2034 Affected: 2032 a Affected ere, Area A LIFE 2039	** 15% ** : 20% Affected: 40% **	5	\$60,300	A
Masonry: Limestone Metal Panel Windows Wood A Parapets Masonry: Limestone Metal Cornice C	5% Paint Peeli Location 100% Air Infiltrat Location Broken/Mis Location 90% 10% Corrosion/Location	ng, Extent : Tower 2-4 tion, Extent : Through : Through : Through	\$165,000 at: Moderate, Area out tents, Extent: Seve out \$1,400 Extent: Light, Area	2034 Affected: 2032 a Affected ere, Area A LIFE 2039	** 15% ** : 20% Affected: 40% **	5	\$60,300	A
Metal Panel Windows Wood A B Parapets Masonry: Limestone Metal Cornice	5% Paint Peeli Location 100% Air Infiltrat Location Broken/Mis Location 90% 10% Corrosion/Location	ng, Extent : Tower 2-4 tion, Extent : Through : Through : Through	\$165,000 at: Moderate, Area out tents, Extent: Seve out \$1,400 Extent: Light, Area	2034 Affected: 2032 a Affected ere, Area A LIFE 2039	** 15% ** : 20% Affected: 40% **	5	\$60,300	A
Windows Wood A B Parapets Masonry: Limestone Metal Cornice C	Paint Peeli Location 100% Air Infiltrat Location Broken/Mis Location 90% 10% Corrosion/A	ng, Extent : Tower 2-4 tion, Extent : Through : Through : Through	\$165,000 at: Moderate, Area out tents, Extent: Seve out \$1,400 Extent: Light, Area	2032 a Affected ere, Area A LIFE 2039	** : 20% Affected: 40% ** **	5	\$60,300	A
Windows Wood A B Parapets Masonry: Limestone Metal Cornice C	100% Air Infiltrat Location Broken/Mis Location 90% 10% Corrosion/Location	: Tower 2-4 tion, Extent : Throught ssing Elemt : Throught 2-4 Rusting, E	\$165,000 at : Moderate, Area out tents, Extent : Seve out \$1,400 Extent : Light, Area	2032 a Affected ere, Area A LIFE 2039	* * : 20% Affected : 40% * * * *			A
Wood A B Parapets Masonry: Limestone Metal Cornice	Air Infiltration Location Broken/Mis Location 90% 10% Corrosion/Location	tion, Exter : Through : Through : Through 2-4 Rusting, E	nt : Moderate, Area out nents, Extent : Seve out \$1,400 Extent : Light, Area	LIFE 2039	: 20% Affected : 40% ** **			A
Parapets Masonry: Limestone Metal Cornice	Air Infiltration Location Broken/Mis Location 90% 10% Corrosion/Location	tion, Exter : Through : Through : Through 2-4 Rusting, E	nt : Moderate, Area out nents, Extent : Seve out \$1,400 Extent : Light, Area	LIFE 2039	: 20% Affected : 40% ** **			A
Parapets Masonry: Limestone Metal Cornice	Location Broken/Mis Location 90% 10% Corrosion/Location	: Through ssing Elem : Through 2-4 Rusting, E	out nents, Extent : Seve out \$1,400 Extent : Light, Area	LIFE 2039	***	5-10	\$22,700	
Parapets Masonry: Limestone Metal Cornice	Broken/Mis Location 90% 10% Corrosion/A	ssing Elem : Through 2-4 Rusting, E	sents, Extent : Seve out \$1,400 Extent : Light, Area	LIFE 2039	* *	5-10	\$22,700	
Parapets Masonry: Limestone Metal Cornice	90% 10% Corrosion/Location	: Through 2-4 Rusting, E	out \$1,400 xtent : Light, Area	LIFE 2039	* *	5-10	\$22,700	
Masonry: Limestone Metal Cornice	10% Corrosion/L Location	Rusting, E	xtent : Light, Area	2039	* *	5-10	\$22,700	
Metal Cornice	10% Corrosion/L Location	Rusting, E	xtent : Light, Area	2039	* *	5-10	\$22,700	
	Corrosion/L Location	Rusting, E	xtent : Light, Area					A
	Location	_	_	Affected :	10%			
Roof	F 0/							
	50 /							
Copper/Terne	5%			2039	* *	10	\$6,000	Α
Metal Panel	70%			2029	* *	10	\$61,800	A
Sloped Glazing	25%			LIFE	* *	5	\$321,100	A
erior								
Floors	2007	2.4	Φ1 2. 7 00	2022	Φ1 2 4 000	2	Φ20,000	-
Carpet	30%	2-4	\$12,500	2023	\$124,800	3	\$29,000	C
S	_	scoloring, : Through	Extent : Light, Ar out	ea Affecte	d : 20%			
Cast in Place Concrete	5%			LIFE	* *	5	\$14,100	С
Ceramic Tile	5%	2-4	\$3,900	2033	* *	5	\$1,600	C
C		Trumbling, : Through	Extent : Light, Ar out	ea Affecte	d : 10%			
Mosaic Tile	5%			2029	* *	5	\$8,100	С
Marble Panels	45%	2-4	\$95,100	LIFE	* *	5	\$21,800	C
	Cracking/C		Extent : Light, Ar		d:10%	3	Ψ21,000	C
Wood	10%	4+	\$29,800	2027	* *	5	\$6,000	С
L		ed Finish, : Through	Extent : Severe, Ai out	rea Affecte	ed : 40%			
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
	Cracking/C		Extent : Light, Ar		d : 10%		,	
Wood	10%			LIFE	* *	5	\$94,400	C

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

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

Asset #: 2035

Architecture	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Ceilings							
Plaster	10% Now	\$9,900	LIFE	* *	5	\$3,300	В
	Cracking/Crumbling,	Extent : Moderate	, Area Aj	ffected : 20%			
	Location : Third Flo	oor Corridor					
	Water Penetration, Ex	ctent : Moderate, A	rea Affe	cted : 20%			
	Location: Third Flo	oor Corridor And (Offices				
Plaster	15%		LIFE	* *	5-10	\$13,600	В
Plaster	75%		LIFE	* *	5-10	\$68,200	В

Electrical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2034	* *	5	\$200	В
	Other Observation, E	xtent : Moderate, Ar	ea Affe	cted : 100%			
	Location : Electrica	ıl Room					
	Explanation: One 2	2000 Amps Main Dis	connec	t Switch			
Switchgear / Switchboard							
Fused Disc Sw	100%		2034	* *	5	\$200	В
Raceway							
Conduit	90%		2034	* *	1		В
Conduit	10%		2044	* *	1		В
Panelboards							
Fused Disc Sw	10%		2032	* *	5	\$100	В
Molded Case Bkrs	80%		2032	* *	5	\$1,000	В
Molded Case Bkrs	10%		2040	* *	5	\$100	В
Wiring							
Thermoplastic	80%		2034	* *	1		В
Thermoplastic	20%		2044	* *	1		В
Motor Controllers							
Locally Mounted	90%		2029	* *	5	\$300	В
Locally Mounted	10%		2037	* *	5		В
Ground	_						
Grounding Devices							
Not Accessible	100%						D
Lighting							

Lighting

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

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

Asset #: 2035

Electrical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting							
Interior Lighting							
Fluorescent	50%		2024	\$118,700	10	\$19,800	В
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Throughout	Location : Throughout The Building					
	Explanation: Using	T-12 Lamps					
Fluorescent	30%		2019	\$71,200	10	\$11,900	В
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Throughout	Location: Throughout The Building					
	Explanation: Using	T-12 Lamps					
Incandescent	20%		2019	\$47,500	2	\$200	В
Egress Lighting							
Exit, LED	100%		2059	* *	1		В
Exterior Lighting							
HID	100%		2029	* *	10	\$100	В
Alarm							
Security System							
No Component	80%						D
Generic	20%		2024	\$34,400	1	\$3,400	В
Fire/Smoke Detection							
No Component	70%						D
Generic	30%		2029	* *	1-3	\$8,500	В

Mechanical	Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
leating							
Energy Source							
Campus Steam	100%	2044	* *	1		В	
	Other Observation, Extent : S						
	Location : Heat From Supre	me Court Building					
	Explanation: Basement						
Conversion Equipment							
Heat Exchanger	100%	2033	* *	1	\$21,400	В	
_	Other Observation, Extent : L	ight, Area Affected	: 100%				
	Location: Located In Supre	me Court Building					
	Explanation : Heat Exchang	ers					
Distribution							
Hot Wtr Piping/Pump	100%	2040	* *	4	\$3,200	В	
Terminal Devices							
Air Handler	40%	2029	* *	1	\$10,700	В	
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: 1st Floor	_ 55					
	Explanation: No Access At	Time Of Survey					
Fan Coil Unit/Heat	60%	2029	* *	1	\$8,400	В	

Air Conditioning

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

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

Asset #: 2035

Mechanical	Cu	rrent Rep	air	Future	Replacement	M	aintenance	
System Component Type		Date Es	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning Energy Source District C.W.		applied Fr	nt : Light, Area om Brooklyn M Vater			1		В
Distribution Chilled Wtr Pipe/Pump	Corroded, Ext Location : The Leak Evident,	iroughout Extent : M	\$29,800 erate, Area Affe Joderate, Area A illed Water Pip	Affected :		4	\$2,100	В
Terminal Devices Air Handler/Cool/Ht Fan Coil - Cool/Heat	40% 60%			2024 2029	\$91,100	1 1	\$10,700 \$8,400	B B
Ventilation Distribution Ductwork/Diffusers	100% N Broken, Exten Location : A Other Observe Location : A	ttic tion, Exte ttic	\$5,800 tte, Area Affecte nt : Light, Area ss At Time Of S.	LIFE ed:5% Affected	**	2-5	\$24,000	В
Exhaust Fans Interior	100% N	ow t: Modera	\$1,400 ate, Area Affecte	2029	**	2	\$1,100	В
Plumbing H/C Water Piping Galv Iron/Steel	100%			2037	* *	1		В
Water Heater Electric			\$200 ite, Area Affecte iter	2022 ed : 50%	\$1,700	4	\$100	В
No Component	80%							D
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		В
Fixtures Generic	100%							В
Vertical Transport Elevators Hydraulic	100% Other Observa Location : Lo Explanation	obby : 3rd	nt : Light, Area Floor	LIFE Affected	**: 100%			С

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.

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

Asset #: 2035

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression							
Standpipe							
Generic	100%		2044	* *	1-5	\$21,800	В
Sprinkler							
No Component	75%						D
Generic	25%		2044	* *	1-2	\$3,000	В
Fire Pump							
Generic	100%		2033	* *	1	\$8,100	В

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Print Date: 05-Sep-2013 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

Asset Name : BROOKLYN MUNICIPAL BUILDING

Address : 208-242 JORALEMON STREET @ COURT ST.

Area Sq Ft : 468,000 Project Type : PUBLIC BUILDINGS

Date of Survey : 01-Mar-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,9,11,14

Block : 266 Lot : 30 BIN : 3002558

CAPITAL	FY 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



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

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

Asset #: 2060

Architecture	Current Repair	Future Replacement	Ма	intenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior					
Exterior Walls Masonry: Brick	10% Now \$150,000 Diagonal Cracks, Extent: Moderate, And Location: Penthouse	LIFE ** rea Affected : 5%	5	\$44,200	A
	Horizontal Cracks, Extent: Moderate, A Location: Penthouse Jnt Mortar Miss/Erod, Extent: Light, A.				
	Location: Throughout Rusting Masonry Supt, Extent: Modera Location: Penthouse				
Masonry: Granite	5% Now \$150,500 Cracking/Crumbling, Extent : Moderate Location : West Facade		5	\$16,600	A
	Jnt Mortar Miss/Erod, Extent : Modera Location : Building Base	e, Area Affected : 20%			
Masonry: Limestone	85% 4+ \$952,800 Jnt Mortar Miss/Erod, Extent : Moderat Location : Windows And Lower Section		5	\$281,800	A
	Staining/Discoloring, Extent : Moderate Location : Throughout	, Area Affected : 25%			
Windows					
Aluminum	95% Now \$562,800 Broken/Missing Elements, Extent : Ligh Location : Throughout	2039 ** t, Area Affected : 20%	5	\$57,900	A
Steel	5% Now \$359,500 Air Infiltration, Extent : Moderate, Area Location : Basement, Stairs	2048 * * Affected : 100%	5	\$38,100	A
	Corrosion/Rusting, Extent: Moderate, A Location: Basement Thermally Inefficient, Extent: Moderate	-			
	Location : Basement				

Asset #: 2060

Architecture	Current Repair	Future Replacemen	t M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co	Ost Cycle (Yrs)	Estimated Cost	Priority Code
Exterior					•
Parapets	4.5.			4	
Masonry: Brick	15% Now \$15,200 Horizontal Cracks, Extent: Moderate, Location: Interior Face, 13th Floor Jnt Mortar Miss/Erod, Extent: Modera	Area Affected : 10%	** 5	\$2,200	A
	Location: Throughout	JJ			
	Vertical Cracks, Extent : Moderate, Ard Location : Interior Face, 13th Floor	ea Affected : 10%			
Masonry: Limestone	85% Now \$154,200 Int Mortar Miss/Erod, Extent : Modera Location : Throughout	te, Area Affected : 25%	** 5	\$16,000	A
	Staining/Discoloring, Extent: Moderat Location: Throughout				
	Other Observation, Extent : Moderate,	Area Affected : 100%			
	Location: Cornices	III'' I D II D C' I	<i>.</i> 1		
Roof	Explanation : Top Of Cornice Is Cove	erea With Koll Koofing N	lateriai		
Asphalt Macadam	10% Now \$45,500 Cracking/Crumbling, Extent : Moderat Location : Receiving Area Over Boile	e, Area Affected : 25%	** 5	\$4,000	A
	Water Penetration, Extent: Moderate, Location: Boiler Room				
Copper/Terne	50% Now \$261,600 Deformed/Dented, Extent : Severe, Are Location : Over Penthouse And 12th	a Affected : 5%	* *		A
	Gut/DS Non Func/Miss, Extent : Model Location : Over Penthouse		ó		
	Water Penetration, Extent : Moderate, Location : 11th Floor - Southwest Sid				
Modified Bitumen	23%	2028	** 10	\$27,400	A
Modified Bitumen	15% Now \$130,700	2033	* *		A
	Deteriorated Finish, Extent : Moderate Location : Around 13th Floor Perime				
	Seams Open/Split, Extent : Moderate, A Location : Around 13th Floor Perime				
Paver: Asphalt	2% Now \$5,000 Drains Inad/Misposn, Extent : Moderate Location : Over First Floor Mechanic	te, Area Affected : 25% cal Space	k *		A
	Water Penetration, Extent : Moderate, Location : Over First Floor Mechanic	==			

Interior

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

Asset #: 2060

Architecture	Current	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior							
Floors Carpet	5% Now Punct/Tear/Impact I Location: Through	_	2025 vere, Are	* * a Affected : 100%	3	\$48,200	C
Carpet	20% 0-2 Staining/Discoloring Location: Through		2019 , Area A <u>f</u>	\$767,700 fected : 10%	3	\$193,000	С
Cast in Place Concrete	5% Now Cracking/Crumbling Location: Through	_	LIFE ea Affecte	* * d : 10%	5	\$70,400	С
Ceramic Tile	5% Now Cracking/Crumbling Location: Through	_	2032 ea Affecte	* * d : 10%	5	\$16,100	С
Marble Panels	10% Now Cracking/Crumbling Location: Through	_	LIFE ea Affecte	* * d : 10%	5	\$48,200	С
Terrazzo	10% Now Cracking/Crumbling Location: Through		LIFE ea Affecte	* * d : 10%	5	\$50,300	С
Vinyl Tile	30% Now Cracking/Crumbling Location: Through	_	2023 ea Affecte	\$1,856,900 ed: 10%	3	\$72,400	С
Vinyl Tile	15%		2018	\$928,400	3	\$48,200	С
Interior Walls Cast in Place Concrete	5% Now Cracking/Crumbling Location: Through	\$25,600 s, Extent : Light, Are hout Basement & Su					С
Ceramic Tile	2% Now Cracking/Crumbling Location: Through	\$11,600 g, Extent : Light, Are	2032	* *	5	\$3,900	С
Concrete Masonry Unit Gypsum Board Masonry: Brick	2% 5% 5%		LIFE LIFE LIFE	* * * *	5 5	\$3,100 \$11,700	C C C
Masonry: Limestone Marble Panels	3% 18% Now Broken/Missing Eler		LIFE LIFE re, Area A	* * * * Affected : 10%			C C
	Location : Baseme Recent Replace Evia Location : Through	_		ected : 10%			
Plaster Plaster	55% 5% Now Cracking/Crumbling Location: Room I Water Penetration, I	188			5 5	\$64,300 \$5,800	C C

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

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

Asset #: 2060

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	40%			2028	* *	5	\$257,300	В
AcousTileSusp.Lay-In	15%	0-2	\$650,600	2043	* *	5	\$48,200	В
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 20%			
	Location	: Corridoi	rs					
	Worn/Eroc	ded, Extent	: Moderate, Area	Affected .	: 25%			
	Location	: Corridoi	rs					
AcousTileSusp.Lay-In	5%			2043	* *	5	\$32,200	В
1 3	Recent Installation, Extent: Light, Area Affected: 100%							
	Location	: Through	out					
Exposed Concrete	10%	Now	\$125,200	LIFE	* *	5	\$10,100	В
•	Cracking/Crumbling, Extent: Light, Area Affected: 10%							
	Location: Throughout							
	Water Pen	etration, E	xtent : Light, Area	Affected	: 10%			
	Location	: Boiler R	oom					
Plaster	23%			LIFE	* *	5	\$92,500	В
Plaster	5%	Now	\$11,200	LIFE	* *	5	\$20,100	В
	Cracking/Crumbling, Extent: Moderate, Area Affected: 10%							
	Location: Corridor Near B-5							
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
		: Corrido		55				
Plaster	2%			LIFE	* *	5	\$8,000	В

lectrical	Current Repair	Future	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2023	\$263,000	5	\$1,700	В
	Other Observation, Extent : Moderate	, Area Affe	cted : 100%			
	Location : Electrical Rooms In Base	ment & Sul	Basement			
	Explanation: One 5000 Amps And T	hree 4000 .	Amps Main Disco	nnect Sw	itch	
Transformers						
Dry Type	100%	2021	\$14,100	5	\$1,400	В
	Other Observation, Extent: Moderate	, Area Affe	cted : 100%			
	Location: Electrical Rooms In Sub-	Basement &	& Basement)			
	Explanation: Two1500 Kva Rated @	0 480/277/2	208 Volts			
Switchgear / Switchboard	•					
Air Circuit Breaker	75%	2023	\$361,000	5	\$1,500	В
Fused Disc Sw	20%	2023	\$96,300	5	\$300	В
Fused Disc Sw	5%	2043	* *	5	\$100	В
Raceway						
Busway	10%	2021	\$65,700	1		В
Conduit	85%	2023	\$558,600	1		В
Conduit	5%	2043	* *	1		В

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

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

Asset #: 2060

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2022	\$55,900	5	\$900	В
Molded Case Bkrs	80%			2022	\$446,800	5	\$8,100	В
Molded Case Bkrs	5%			2039	* *	5	\$500	В
Molded Case Bkrs	5%			2048	* *	5	\$500	В
Wiring								
Braided Cloth	45%	2-4	\$344,600	2048	* *	1		В
	Insulation	Aged, Exte	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	ı : Upper F	loors					
Busway	10%			2021	\$76,600	1		В
Thermoplastic	35%			2023	\$268,000	1		В
Thermoplastic	5%			2043	* *	1		В
Thermoplastic	5%			2053	* *	1		В
Motor Controllers								
Locally Mounted	25%			2021	\$177,900	5	\$600	В
Locally Mounted	5%			2036	* *	5	\$100	В
Motor Control Center	70%			2021	\$498,000	5	\$7,300	В
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$5,700	В
Stand-by Power								
Transfer Switches								
Automatic	100%			2021	\$10,600	1	\$118,200	В
Generators								
Diesel	100%			2019	\$68,300	1	\$148,300	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		: Basemer						
	Explana	tion : One	75 Kw For Fire Pu	nps Onl	y			
Batteries	1000/			2016	φ	_	41.4.2 00	
Lead/Acid	100%			2016	\$600	5	\$14,200	В
Fuel Storage	1000			2025	d. d.	~	411.600	ъ
Main Tank	100%	,• •		2026	**	5	\$11,300	В
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Generator Room In Basement							
				nt				
Lighting	Explana	tion : One	55 Gals					

Lighting

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

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

Asset #: 2060

Electrical	Current Repa	ir Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						_
Fluorescent	10%	2033	* *	10	\$35,100	В
	Other Observation, Exten		cted : 100%			
	Location: 3rd & 4th Flo					
	Explanation: T-8 Lamp					
Fluorescent	5%	2018	\$97,600	10	\$17,600	В
	Other Observation, Exten		cted : 100%			
	Location: Boiler Room					
	Explanation: T-12 Lam	•				
Fluorescent	2%	2033	* *	10	\$7,000	В
	Other Observation, Exten		cted : 100%			
	Location: 3rd & 4th Flo					
	Explanation: T-5 Lamp					
Fluorescent	80%	2028	* *	10	\$281,000	В
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation: T-8 Lamp					
Incandescent	3%	2018	\$58,500	2	\$300	В
Egress Lighting						
Emergency, Service	5%	2033	* *	1		В
Emergency, Battery	35%	2028	* *	10	\$32,400	В
Exit, LED	5%	2063	* *	1		В
Exit, Service	55%	2028	* *	1		В
Exterior Lighting	400-					_
HID	100%	2018	\$161,300	10	\$1,200	В
Alarm						
Security System	700/					Ъ
No Component	70%	2022	¢222 400	1	¢25 000	D
Generic	25%	2023	\$333,400	1	\$35,800	В
Generic	5%	2033	* *	1	\$7,200	В
Fire/Smoke Detection	C50/					D
No Component	65%	2010	¢1 260 600	1.2	¢72 100	D
Generic	30%	2018	\$1,369,600 * *	1-3	\$73,100	В
Generic	5%	2033	* *	1-3	\$12,200	В

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

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

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

Asset #: 2060

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								•
Conversion Equipment								
Steam Boiler	100%			2028	* *	1	\$379,700	В
			xtent : Light, Area		: 100%			
			ement Boiler Room		Commont Hot Water	East Hass	tina Davisas)	
Distribution	Ехріанан	on . s on	is (4 Heat Exchang	gers 10 C	Convert Hot Water	гот пеа	iing Devices)	
Hot Wtr Piping/Pump	75%			2031	* *	4	\$21,300	В
Steam Piping/Pump	25%			2033	* *	4	\$4,700	В
Terminal Devices	2570			2000		•	ψ1,700	
Air Handler	25%			2023	\$594,200	1	\$59,300	В
Convector/Radiator	10%			2021	\$416,300	1	\$12,400	В
Fan Coil Unit/Heat	50%			2018	\$3,300,000	1	\$62,000	В
Fan Coil Unit/Heat	15%			2031	* *	1	\$18,600	В
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		В
Conversion Equipment								
Centrifugal, Elec Chiller				2032	* *	1	\$248,900	В
	-	-	Extent : Light, Area					
			Sub Basement Refr					
			Extent : Light, Are At #2 Unit	a Affecte	ed : 20%			
Int Pkg Unit - Cooling	10%			2017	\$567,700	2	\$2,400	В
	R-22 Refrig	gerant, Ext	ent : Light, Area A	ffected :	10%			
	Location	: Various	Locations					
	Other Obse	rvation, E	xtent : Light, Area	Affected	: 60%			
	Location	: Various	Locations					
	Explanati	on : Multi	ple Units					
Reciprocating	5%			2031	* *	1	\$8,900	В
Compr/Chiller								
	R-134a Ref Location	_	Extent : Light, Arec r	ı Affected	d : 5%			
No Component	25%							D
Distribution								
Chilled Wtr Pipe/Pump	65%			2043	* *	4	\$18,400	В
No Component	35%						,	D
Terminal Devices								
Air Handler/Cool/Ht	65%			2023	\$912,700	1	\$154,100	В
No Component	35%							D
Heat Rejection								
Air Condenser Unit	5%			2031	* *	2	\$13,300	В
Water Cool Tower	60%			2021	\$569,400	2	\$231,200	В
No Component	35%							D
Ventilation								
Distribution	400						42.12.7 2.7	-
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$213,500	В

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

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

Asset #: 2060

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation		•				•
Exhaust Fans						
Interior	95%	2023	\$462,900	2	\$11,200	В
Roof	5%	2023	\$17,500	2	\$600	В
Plumbing						
H/C Water Piping						
Brass/Copper	70%	2033	* *	1		В
Galv Iron/Steel	30%	2028	* *	1		В
HW Heat Exchanger						
Low Temp	100%	2023	\$136,800	4	\$56,900	В
-	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : Boiler Room					
	Explanation : For Domest	ic H W				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2018	\$10,400	4	\$1,300	В
Sewage Ejector(s)					. , , , , , , , , , , , , , , , , , , ,	
Compressed Air	100%	2023	\$26,900	4	\$2,000	В
Fixtures			1 - 75		. , ,	
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent :		: 100%			_
	Location: (5) B-13 (5) B					
	Explanation: 12 Units	,	, ,			
Fire Suppression						
Standpipe						
Generic	100%	2033	* *	1-5	\$200,600	В
Sprinkler					,,	<u> </u>
Generic	100%	2033	* *	1-2	\$107,400	В
Fire Pump	100,0	2033			4207,100	
Generic	100%	2026	* *	1	\$71,600	В
Generic	100/0	2020		1	Ψ/1,000	D

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

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

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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

Total	\$1,309,600	\$1,187,900	\$1,296,800	\$1,093,200
Priority C	\$59,300	\$141,200		\$59,300
Priority B	\$1,216,900	\$1,046,700	\$1,296,800	\$1,033,900
Priority A	\$33,500			
Total	\$1,309,600	\$1,187,900	\$1,296,800	\$1,093,200
Elevators/Escalators	\$593,000	\$593,000	\$593,000	\$593,000
Mechanical	\$472,200	\$309,700	\$574,600	\$293,500
Electrical	\$151,700	\$144,000	\$129,200	\$147,400
Interior Architecture	\$59,300	\$141,200		\$59,300
Exterior Architecture	\$33,500			
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior	•			•				•
Exterior Walls								
Masonry: Brick	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
	Other Obs	servation, E i : Through	26th Floor Setback Extent : Moderate, A out 1 Under Insulation		ected : 100%			
nterior								
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	В
Exposed Struc: Steel	5%			LIFE	* *			В
Gypsum Board	10%			LIFE	* *	5	\$148,200	В

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

Under 600 Volts

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

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

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

Asset #: 13879

Electrical	Current Repair	Future Replaceme	nt	Maintenance					
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated C FY	Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Under 600 Volts									
Service Equipment				_		_			
Air Circuit Breaker	100%	2049	* *	5	\$4,200	В			
	Other Observation, Extent : Modera	te, Area Affected : 100%							
	Location: Electrical Room	I V. l D	C:		·				
Transformers	Explanation: 5-4000 Amperes Sie	emens Low voltage Power	Circi	ин втеак	cers				
Dry Type	100%	2040	* *	5	\$3,000	В			
Dry Type				3	\$3,000	Ь			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room								
	Explanation: 2-75 Kva								
Switchgear / Switchboard	2.47.00.000.000.000								
Air Circuit Breaker	50%	2049	* *	5	\$2,100	В			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Siemens Low Voltag	e Power Circuit Breakers							
Fused Disc Sw	10%	2049	* *	5	\$400	В			
Molded Case Bkrs	40%	2049	* *	5	\$8,400	В			
Raceway									
Busway	15%	2040	* *	1		В			
Conduit	85%	2049	* *	1		В			
Panelboards									
Fused Disc Sw	15%	2045	* *	5	\$2,800	В			
Molded Case Bkrs	85%	2045	* *	5	\$17,900	В			
Wiring									
Busway	15%	2040	* *	1		В			
Thermoplastic	85%	2049	* *	1		В			
Motor Controllers									
Locally Mounted	2%	2040	* *	5	\$100	В			
Motor Control Center	98%	2040	* *	5	\$21,200	В			
Ground									
Grounding Devices	500/					Ъ			
Not Accessible	50%	LIDE	* *	_	¢5,000	D			
Generic	50%	LIFE	* *	5	\$5,900	В			
	Other Observation, Extent : Modera Location : Basement	te, Area Ајјества : 100%							
	Explanation: Connected To Metal	Water Pine							
Stand-by Power	Explanation . Connected 10 Metal	water 1 tpe							
Transfer Switches									
Automatic	100%	2040	* *	1	\$244,500	В			
Generators	200,0	_0.0			Ψ2.1,500				
Diesel	100%	2036	* *	1	\$306,800	В			
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Penthouse								
	Explanation: 2- 1375 Kva Cummi.	ms Onan Genset							
Batteries	•								
Nickel Cadmium	100%	2018 \$	600	5	\$176,600	В			

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

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

Asset #: 13879

Electrical	Current Repair	Future Replace	ment	M				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Stand-by Power	•			•		•		
Fuel Storage								
Day Tank	50%	2045	**	5	\$73,500	В		
	Other Observation, Extent : Moderate,	Area Affected : 100%	%					
	Location: Penthouse	· · · · · · · · · · · · · · · · · · ·						
Main Taul	Explanation: No Nameplate Rating (* *		¢11.700	D		
Main Tank	50%	2058	* *	5	\$11,700	В		
Lighting								
Interior Lighting Fluorescent	89%	2031	* *	10	\$646,600	В		
Puorescent	Other Observation, Extent: Moderate,		V ₀	10	\$040,000	ъ		
	Location: Throughout The Building	incuriggeorea : 1007						
	Explanation: T-8 Lamps							
Fluorescent	10%	2031	* *	10	\$72,700	В		
Tuorescent	Other Observation, Extent : Moderate,		%	10	Ψ12,100	Ь		
	Location: Corridors, Lobby	33						
	Explanation: Compact Fluorescent L	amps						
HID	1%	2031	* *	10	\$300	В		
Egress Lighting					,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Emergency, Service	50%	2031	* *	1		В		
Exit, LED	50%	2058	* *	1		В		
Exterior Lighting								
HID	100%	2031	* *	10	\$2,500	В		
Lightning Protection								
Arresters/Cabling				_		_		
Generic	100%	2058	**	5	\$23,400	В		
	Other Observation, Extent: Moderate,	Area Affected: 100%	%					
	Location: Roof							
A lower	Explanation: Steel Lightning Rods							
Alarm Security System								
Generic	100%	2031	* *	1	\$296,400	В		
Generic	Other Observation, Extent : Moderate,		%	1	Ψ270,400	Ь		
	Location: Throughout The Building							
	Explanation: Intrusion Alarm System	And CCTV Surveille	ance C	amera Sy.	stem			
Fire/Smoke Detection	•							
Generic	100%	2031	* *	1-3	\$489,000	В		
	Other Observation, Extent : Moderate,		%		,			
	Location: Throughout The Building							
	Explanation: Strobe Lights, Horns, M	Ianual Pull Stations,	Smoke	Detector	rs			

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

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

Asset #: 13879

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating Conversion Equipment Steam Boiler	Location	servation, E n : Boiler R		2040 Affected	* *	1	\$785,400	В
D' - ('1 ('	Explana	tion : 3 Un	its					
Distribution Hot Wtr Piping/Pump Steam Piping/Pump	80% 20%			2045 2049	* *	4 4	\$31,300 \$7,800	B B
Terminal Devices Air Handler Convector/Radiator	20% 80%			2031 2040	* *	1	\$98,100 \$205,100	B B
Air Conditioning Energy Source	00%			2040		1	\$203,100	Б
Electricity	100%			2045	* *	1		В
Conversion Equipment Centrifugal, Elec Chiller		efrigerant, .	Extent : Light, Area nt Refrigeration Roo		* * ! : 100%	1	\$858,000	В
Distribution	Босино	i . Basemer	ii Kejrigeraiion Ko	<i>)</i>				
Chilled Wtr Pipe/Pump Terminal Devices	100%			2049	* *	4	\$39,100	В
Air Handler/Cool/Ht	100%			2031	* *	1	\$490,500	В
Heat Rejection Water Cool Tower	100%			2027	* *	2	\$797,300	В
Ventilation Distribution	1,000/			LIEE	* *	2.5	¢441.700	D
Ductwork/Diffusers Exhaust Fans	100%			LIFE	~ ~	2-5	\$441,700	В
Interior Plumbing	100%			2031	**	2	\$24,500	В
H/C Water Piping Brass/Copper	100%			2049	* *	1		В
Water Heater Electric	Location	servation, E 1 : Various	Extent : Light, Area Locations iple Instantanous H		\$113,200 : 80%	4	\$3,800	В
Gas Fired	20%		pre mistamanous 11	2022	\$42,400	2	\$2,400	В
Sanitary Piping Cast Iron	100%			LIFE	**	1	*2, :30	В
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s) Rigid Piping	100%			2028	* *	4	\$2,000	В
Sewage Ejector(s) Electric	100%			2028	* *	4	\$2,000	В

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

Asset #: 13879

Mechanical	Current Repair	Future Replace	ement	M		
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Backflow Preventer						
Generic	100%	2028	* *	1	\$48,900	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Gearless Traction	90%	LIFE	* *			C
	Other Observation, Extent: Ligh Location: 10 Passenger, 2 Fre Explanation: 16 Units		ges			
Hydraulic	10%	LIFE	* *			C
Try draune	Other Observation, Extent : Ligh					C
	Location : Prisioner Elevators	,, J				
	Explanation: 2 Units					
Escalators						
Over 20' Rise	100%	LIFE	* *			C
2.33 20 222	Other Observation, Extent : Light Location : 1-2 Explanation : 2 Units	nt, Area Affected : 100%				
Fire Suppression						
Standpipe						
Generic	100%	2049	* *	1-5	\$400,100	В
Sprinkler						
Generic	100%	2049	* *	1-2	\$222,300	В
Fire Pump						
Generic	100%	2036	* *	1	\$148,200	В

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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



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

Asset #: 153

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Exterior	<u>'</u>							•		
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			\$863,500 Extent : Moderate, A	2040 Area Affe	* * cted : 10%			A		
			l West Wings							
		Worn/Eroded, Extent : Severe, Area Affected : 40%								
		Location: Wood Trusses Supporting Roof								
		Other Observation, Extent : Moderate, Area Affected : 10% Location : Attic Spaces								
		_								
		ion : Prob	e Openings Being (
Metal Panel	5%			2033	* *	10	\$5,900	A		
Skylight, Metal/Glass	5%			2040	* *	10	\$10,800	A		
Interior										
Floors	200/			2010	#125 7 00	2	#21 600	-		
Carpet	30%			2019	\$135,700 * *	3	\$31,600	C		
Ceramic Tile	5%	N	¢104.600	2029	* *	5	\$3,500	C		
Mosaic Tile	15%	Now	\$104,600	2025		5	\$13,200	C		
	_	_	, Extent : Moderate nt Corridor	, Area A	ijeciea : 25%					
Marble Panels	20%			LIFE	* *	5	\$10,500	C		
Vinyl Tile	10%			2020	\$72,900	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		
	_	Crumbling, : Basemer	, Extent : Moderate nt	, Area Aj	tfected : 10%					
Plaster	45%			LIFE	* *	5	\$5,900	С		
Wood	20%			LIFE	* *	5	\$34,900	C		
Under Construction	5%						•	D		

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

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

Asset #: 153

Architecture	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Ceilings							
AcousTileSusp.Lay-In	15%		2033	* *	5	\$10,500	В
Exposed Struc: Wood	10% Now	\$852,000	LIFE	* *			В
	Dry Rot/Decay, Extent : Location : Attic Roof Split/Cracked, Extent : Location : Attic Roof Water Penetration, Exte Location : Attic Roof Other Observation, Ext Location : Attic Roof Explanation : Structure	Trusses Severe, Area Affe Trusses ent : Severe, Area Trusses ent : Moderate, A Trusses	ected : 10 a Affecteo Area Affe	0% 1 : 20% cted : 30%	onstructio	on	
Plaster	15% Now Cracking/Crumbling, E Location : C O W Cha		00		5	\$6,500	В
Plaster	60%		LIFE	* *	5	\$26,200	В

Electrical		Current Repair	r	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date Esti (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	* *	5	\$200	В
	Other Obse	rvation, Extent	: Moderate, A	Area Affe	ected : 100%			
	Location	: Electrical Roo	om					
	•	on : One 1200 A Chambers Stree	•	isconnec	t Switch. The Secu	rity Powe	er System Is Fed	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2040	* *	5	\$1,200	В
Raceway								
Conduit	90%			2020	\$58,800	1		В
Conduit	10%			2040	* *	1		В
Panelboards								
Fused Disc Sw	5%			2036	* *	5	\$100	В
Molded Case Bkrs	10%			2028	* *	5	\$100	В
Molded Case Bkrs	85%			2019	\$62,800	5	\$1,100	В
Wiring								
Braided Cloth	10%	2-4	\$6,600	2045	* *	1		В
	Insulation 1	Aged, Extent : M	Ioderate, Are	a Affecte	ed : 100%			
	Location	: Throughout						
Thermoplastic	70%			2020	\$46,500	1		В
Thermoplastic	20%			2040	* *	1		В
Motor Controllers								
Locally Mounted	80%			2033	* *	5	\$300	В
Locally Mounted	20%			2018	\$18,100	5	\$100	В

Ground

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

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

Asset #: 153

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground						
Grounding Devices						
Not Accessible	100%					D
Stand-by Power						
Transfer Switches						
Automatic	100%	2025	* *	1	\$14,500	В
Lighting						
Interior Lighting						
Fluorescent	20%	2020	\$51,600	10	\$8,600	В
	Other Observation, Extent: Mo	derate, Area Affec	ted : 100%			
	Location: Throughout					
	Explanation: Using T12 Lam	ps				
HID	2%	2020	\$4,300	10		В
Incandescent	78%	2015	\$201,300	2	\$800	В
	Other Observation, Extent : Mo	derate, Area Affec	cted : 10%			
	Location : Mayor's Bullpen					
	Explanation : New Lighting Sy	ystem To Be Instal	led			
Egress Lighting						
Emergency, Service	50%	2020	\$4,200	1		В
Exit, Service	50%	2015	\$4,200	1		В

echanical		Current R	epair	Futur	Future Replacement Maintenance			
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
eating								
Energy Source								
Utility Steam	80%			2030	* *	1		В
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Basement	t					
	Explanat	ion : Steam	Provided By Con	Edison				
HTHW/HW	20%			2030	* *	1		В
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 20%			
		: 52 Cham	=	33				
	Explanat	ion : Provid	ded From Adjacen	t Tweed	Building			
Conversion Equipment	-		<u> </u>		<u> </u>			
Pres. Reducing Valve/LP	80%			2029	* *	5	\$2,200	В
Steam						-	+ -,- • •	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
			t - Police Locker R					
	Explanat	ion : 1 Uni	t - Steam Is Conve	rted To F	Hot Water For Hea	ting Dev	ices	
No Component			Steems 15 Conve		101 ,, 0.10. 1 07 1100			D
No Component	20%							
Distribution	000/			2026	* *	4	¢2 100	D
Hot Wtr Piping/Pump	90%			2036		4	\$3,100	В
Steam Piping/Pump	10%			2040	* *	4	\$300	В

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

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

Asset #: 153

riority	intenance	Ma	Replacement	Future	Current Repair		Mechanical
Code	Estimated Cost	Cycle (Yrs)	Estimated Cost	Year l FY		% of Total	System Component Type
							Heating
							Terminal Devices
В	\$17,400	1	\$150,900	2020		60%	Air Handler
В	\$5,800	1	* *	2028		20%	Air Handler
В	\$3,000	1	* *	2033	%	20%	Convector/Radiator
							Air Conditioning
_							Energy Source
В		1	* *	2040		40%	District C.W.
			40%	Affected :	Observation, Extent : Light, Area		
					ion : 52 Chambers Street		
			uilding		nation : Provided From Adjacen	Explanati	
В		1	* *	2028	%	60%	Electricity
· <u>—</u>							Conversion Equipment
В	\$8,700	1	\$79,100	2020	%	40%	Reciprocating
							Compr/Chiller
			100%	Affected :	Observation, Extent : Light, Area	Other Obse	
					ion : Basement	Location	
				ed Units	nation : 2 Sets (4 Units) - Reserv	Explanati	
В		1	\$71,900	2015	%	60%	Window/Wall Unit
							Distribution
В	\$1,400	4	* *	2040	%	40%	Chilled Wtr Pipe/Pump
D					%	60%	No Component
							Terminal Devices
В	\$5,800	1	* *	2028	%	20%	Air Handler/Cool/Ht
В	\$11,600	1	\$99,000	2020	%	40%	Air Handler/Cool/Ht
D					%	40%	No Component
							Heat Rejection
В	\$13,100	2	\$139,300	2020	%	40%	Remote Air Cond
D					%	60%	No Component
							Ventilation
							Distribution
В	\$26,100	2-5	* *	LIFE	%	100%	Ductwork/Diffusers
							Exhaust Fans
В	\$1,400	2	\$64,400	2020	%	100%	Interior
							Plumbing
							H/C Water Piping
В		1	* *	2025	%	100%	Galv Iron/Steel
							HW Heat Exchanger
_			* *	2030	%	100%	HTHW/HW
В			100%	Affected :	Observation, Extent : Light, Area	Other Obse	
В					ion : 52 Chambers Street	Location	
В			ng	eed Buildir	nation : Located In Adjacent Twe	Explanati	
В							Sanitary Piping
В							bumung riping
В		1	* *	LIFE	%	100%	Cast Iron
		1	* *	LIFE	%	100%	
		1	* *	LIFE LIFE		100%	Cast Iron
В							Cast Iron Storm Drain Piping
_		1	**	2030 Affected :	% Observation, Extent : Light, Area ion : 52 Chambers Street	100% Other Obse Location	H/C Water Piping Galv Iron/Steel HW Heat Exchanger HTHW/HW

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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

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

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

Total	\$129,900	\$75,500	\$596,500	\$87,500
Priority C	\$57,200		\$532,100	\$47,000
Priority B	\$63,400	\$75,500	\$63,300	\$40,500
Priority A	\$9,300		\$1,100	
Total	\$129,900	\$75,500	\$596,500	\$87,500
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Mechanical	\$33,600	\$27,100	\$39,500	\$18,400
Electrical	\$17,900	\$32,500	\$12,000	\$10,300
Interior Architecture	\$57,200	\$4,000	\$532,100	\$47,000
Exterior Architecture	\$9,300		\$1,100	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 161

chitecture	Curre	nt Repair	Futur	e Replacement	M	aintenance	
tem Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
erior							
Exterior Walls	50/ N	ф.c1, 000	LIEE	* *			
Cast Iron	Location: South Corrosion/Rusting	, Extent : Moderate,		ea Affected : 5%			A
		And East Facades					
Glass Block	5%		LIFE	* *	5	\$3,500	A
Masonry: Brick	50%		LIFE	* *	5	\$55,200	Α
Masonry: Limestone	15%		LIFE	* *	5	\$12,400	Α
Stucco Cement	25% Now	\$43,900	2026	* *	5	\$34,500	A
		Extent : Light, Area . And East Facades	Affected :	10%			
Windows	Location . South	Tha Bast Facaces					
Aluminum	10%		2037	* *	5	\$2,300	Α
Metal Louvers	3%		2024	\$23,000	10	\$4,300	A
Wood	87% Now	\$632,500	2046	**	5	\$99,900	A
	Location : Throw Thermally Inefficion Location : Throw Caulking Deterior	ent, Extent : Moderai ghout ated, Extent : Moder	e, Area Ą	ffected : 100%			
Parapets	Location : Throi	ignoui					
Cast Stone/Terra Cotta	30% Other Observation Location: South Explanation: Co		LIFE Area Affe	* * **cted : 5%	5	\$7,800	A
Masonry: Limestone	Location : Copin	ng, Extent : Moderat 8 Frod, Extent : Modera	·	-	5	\$200	A
Metal Rail	25% Now	\$900	2026	* *	5	\$5,900	A
	Broken/Missing E Location : Part 6	lements, Extent : Ligi Of Railing 1, Extent : Moderate,	ht, Area A		Ü	46, 500	
Stucco Cement	40% Now Diagonal Cracks, Location: Throw	\$4,400 Extent : Moderate, A ughout	2026 rea Affect	* * ted : 20%	5	\$1,700	A
		-					
Roof Not Accessible	100%						D

Interior

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

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

Asset #: 161

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Floors								
Carpet	70%		\$26,600	2017	\$532,100	3	\$133,700	C
		Discoloring, 1 : Through	Extent : Moderate out	, Area Ą	ffected : 20%			
Cast in Place Concrete	10%			LIFE	* *	5	\$27,900	С
Ceramic Tile	5%			2030	* *	5	\$6,400	C
Vinyl Tile	15%			2021	\$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
	Location Spalling,	n : Storage . Extent : Mo	tent : Severe, Area . Room derate, Area Affect oom And Storage					
Plaster	7%			LIFE	* *	5	\$1,400	С
Ceilings								
AcousTileConcealSpLn	5%			2026	* *	5	\$8,000	В
AcousTileSusp.Lay-In	15%			2034	* *	5	\$19,100	В
	_	Discoloring, 1 : Various	Extent : Light, Are Locations	ea Affect	ed : 5%			
Exposed Concrete			\$39,700 Extent : Moderate Locations	LIFE , Area Ą	* * ffected : 10%	5	\$8,000	В
Gypsum Board		netration, E	\$56,900 extent : Moderate, A And Sixth Floor Off		* * cted : 10%	5	\$55,700	В
Plaster	5%			LIFE	* *	5	\$4,000	В

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2031	* *	5	\$300	В
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location: Electrical Room					
	Explanation: Two 2000 Amps Main I	Disconnec	t Switch			
Switchgear / Switchboard						
Fused Disc Sw	100%	2031	* *	5	\$300	В
Raceway						
Conduit	60%	2021	\$47,800	1		В
Conduit	30%	2031	* *	1		В
Conduit	10%	2041	* *	1		В

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

Asset #: 161

Electrical		Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2029	* *	5	\$100	В
Molded Case Bkrs	60%			2037	* *	5	\$1,000	В
Molded Case Bkrs	30%			2029	* *	5	\$500	В
Wiring								
Thermoplastic	60%			2041	* *	1		В
Thermoplastic	20%			2021	\$16,100	1		В
Thermoplastic	20%			2031	* *	1		В
Motor Controllers								
Locally Mounted	50%			2019	\$45,700	5	\$200	В
Locally Mounted	50%			2026	* *	5	\$200	В
Ground							·	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$900	В
Stand-by Power						-	+	
Transfer Switches								
Automatic	100%			2019	\$10,600	1	\$19,500	В
Generators					, -,		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Diesel	100%			2017	\$68,300	1	\$24,400	В
Diesei		ervation. F	Extent : Moderate, 1			1	Ψ21,100	Ь
			nerator Room	33				
		tion : One						
Batteries	2. president		2 11,0					
Lead/Acid	100%			2015	\$600	5	\$2,300	В
Fuel Storage	100,0			2010	4000		42, 200	
Day Tank	100%			2020	\$5,300	5	\$11,700	В
Buy Tunk		ervation. F	Extent : Moderate, 1			5	Ψ11,700	Ь
			enerator Room					
		tion : One .						
Lighting	2. president		30 34.15					
Interior Lighting								
Fluorescent	88%			2021	\$282,500	10	\$50,900	В
Tidorescent		ervation F	Extent : Moderate, 1			10	Ψ30,700	Ь
			out The Building	irea rijje	cica : 10070			
			g T8 Lamps					
Elegano		uon . Osin	5 10 Lumps	2016	¢22.100	10	ቀ ደ በበብ	P
Fluorescent	10%			2016	\$32,100	10	\$5,800	В
			Extent : Moderate, I	Area Affe	cted : 100%			
		: Basemer						
		tion : Using	g T12 Lamps					
Incandescent	2%			2016	\$6,400	2		В
Egress Lighting								
Emergency, Service	35%			2021	\$3,700	1		В
Emergency, Battery	15%			2021	\$4,000	10	\$2,300	В
Biller geniej, Butterj				2021	\$5,300	1		В
Exit, Service	50%			2021	\$3,300	1		D
	50%			2021	\$3,300			
Exit, Service	50% 70%			2021	\$18,600	10	\$100	В

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Asset #: 161

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm							
Security System							
Generic	100%		2026	* *	1	\$23,600	В
Fire/Smoke Detection							
Generic	100%		2026	* *	1-3	\$38,900	В

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source	4.00				de de			_
Utility Steam	100%		7 · · · 7 · 7 · 4	2041	* *	1		В
•			Extent : Light, Area	Affected	: 100%			
		: Through		_				
Conversion Equipment	Expiana	non : Stear	n From Con Edisor	<u>l</u>				
Pres. Reducing Valve/LP	100%			2030	* *	5	\$3,700	В
Steam	100%			2030		3	\$3,700	ь
Distribution								
Hot Wtr Piping/Pump	70%			2029	* *	4	\$2,200	В
Steam Piping/Pump	30%			2031	* *	4	\$1,400	В
Terminal Devices	3070			2031		•	φ1,100	
Air Handler	75%	Now	\$88,000	2021	\$293,300	1	\$26,300	В
			ere, Area Affected :		42 >2 , 200	-	Ψ20,800	_
			Of Units - Extensive		ion			
Convector/Radiator	25%			2026	* *	1	\$5,100	В
Air Conditioning	2070						40,100	
Energy Source								
Electricity	100%			2037	* *	1		В
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2030	* *	1	\$68,200	В
Distribution								
Chilled Wtr Pipe/Pump	100%			2041	* *	4	\$3,100	В
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$6,200	2021	\$308,000	1	\$35,100	В
i	-	_	nt : Severe, Area A	-	70%			
	Location	: Auto Co	ntrol System, Throu	ighout				
Heat Rejection								
Water Cool Tower	100%			2025	* *	2	\$63,400	В
Ventilation Ventilation								
Distribution								_
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$35,100	В
Exhaust Fans	400-			2021	A	-	** **-	_
Roof	100%			2021	\$57,700	2	\$1,900	В
Plumbing								
H/C Water Piping	1000/			2021	* *	1		D
Brass/Copper	100%			2031	* *	1		В

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

Mechanical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Estima FY	ited Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
HW Heat Exchanger						
HTHW/HW	100%	2041	* *			В
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sewage Ejector(s)						
Electric	100%	2026	* *	4	\$1,300	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent : Li	ght, Area Affected : 100%				
	Location: (1) Sub Bsmt To 6	th Floor (1) Bsmt - 6th F	Eloor			
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2031	* *	1-5	\$31,800	В
Sprinkler						
Generic	100%	2031	* *	1-2	\$17,700	В
Fire Pump						
Generic	100%	2030	* *	1	\$11,800	В

Print Date: 05-Sep-2013 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

Asset Name : CLOCK TOWER OFFICE BUILDING
Address : 346 BROADWAY @LEONARD ST.

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



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 CLOCK TOWER OFFICE BUILDING

Architecture		Current I	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior	•							•	
Exterior Walls									
Cast Stone/Terra Cotta	15% Broken/M	Now	\$1,882,800 nents, Extent : Seve	LIFE	** Affected: 50%	5	\$362,100	A	
		-	s On South Facade		njjecica i 5070				
Masonry: Brick	30%			LIFE	* *	5	\$92,700	A	
Masonry: Marble	5%	Now	\$116,100	LIFE	* *	5	\$11,600	A	
	Worn/Ero	ded, Exteni	: Moderate, Area	Affected .	: 15%				
	Location	i : At Spand	lrel Above 13th Flo	or Wind	ows				
Masonry: Marble	45%			LIFE	* *	5	\$104,300	A	
Metal Panel	5%			2040	* *	5-10	\$106,200	A	
Windows									
Aluminum	100%			2036	* *	5	\$128,900	A	
Parapets									
Cast Stone/Terra Cotta	15%	Now	\$248,800	LIFE	* *	5	\$40,400	Α	
		_	ients, Extent : Seve		Affected : 30%				
	Location	: Missing	Cornices At South	Facade					
Masonry: Brick	20%			LIFE	* *	5	\$7,000	A	
Masonry: Marble	45%			LIFE	* *	5	\$19,700	A	
Metal Rail	20%			2025	* *	5-10	\$125,700	A	
Roof									
Modified Bitumen	95%			2025	* *	10	\$56,100	A	
Skylight, Metal/Glass	5%			2030	* *	10	\$9,900	A	
nterior									
Floors	4.504			2010	4.22.2 00	2	400 700	~	
Carpet	15%		#145.500	2019	\$423,300	3	\$98,500	C	
Cast in Place Concrete	10%	Now	\$145,500	LIFE		5	\$95,800	C	
			Extent: Severe, A		rtea : 15%				
G		i . Farking	Area In Sub Basem		de de		#21 000		
Ceramic Tile	5%		ф я 4 я 2 00	2029	* *	5	\$21,900	C	
Marble Panels	10%	Now	\$717,300	LIFE	* *	5	\$32,800	C	
			Extent : Moderate At All Floors In Ele						
Terrazzo	10%			LIFE	* *	5	\$34,200	С	
Vinyl Tile	45%	Now	\$204,800	2025	* *	3	\$73,900	C	
•		-	nents, Extent : Mod						
	Location	ı : Custodio	ins Office And Vari	ous Rooi	ns In Basement				
Wood	5%	Now	\$101,200	2035	* *	5	\$20,500	С	
	-	-	nt : Moderate, Ared	ı Affected	d : 15%				
	Location	i : 13th Flo	or Art Galleries						

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Interior Walls								
Concrete Masonry Unit	5%		\$150,500	LIFE	* *	5	\$14,600	С
			ent : Moderate, Are	a Affecte	d: 10%			
	Location	ı : In Parki	ng Garage Area					
Gypsum Board	15%			LIFE	* *	5	\$65,600	C
Masonry: Brick	10%			LIFE	* *			C
Marble Panels	10%	Now	\$834,700	LIFE	* *			C
	_	Crumbling, 1 : 7th Floo	Extent : Moderate r Corridor	, Area Aj	ffected : 15%			
Plaster	60%	Now	\$875,600	LIFE	* *	5	\$131,300	С
			Extent: Severe, A					
	Location	i : At East T	Tower And Garage	Area An	d Stair To 14th Flo	oor		
Ceilings								
AcousTileSusp.Lay-In	25%			2033	* *	5	\$109,400	В
			xtent : Moderate, A Administration Of		cted : 15%			
Embossed Metal	10%			LIFE	* *	5	\$19,700	В
Masonry: Vault Struct	10%	Now	\$942,600	LIFE	* *			В
	Location	ı : Parking	xtent : Moderate, A Garage Area Extent : Severe, Are					
			Garage Area In Su oded Sructural Stee					
Plaster	5%			LIFE	* *	5	\$13,700	В
Plaster	50%	Now	\$410,200	LIFE	* *	5	\$136,800	В
	Location	i : At East T						
	_	Crumbling, 1 : At East T	Extent : Severe, A Tower	rea Affec	eted : 15%			

ectrical	Current Repair	Futur	e Replacement	M		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts	•					
Service Equipment						
Fused Disc Sw	100%	2020	\$177,600	5	\$1,300	В
	Other Observation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location: Basement					
	Explanation: One 3000 & One 2000 A	Amps Ma	in Disconnect Swi	ch		
Transformers						
Dry Type	100%	2018	\$15,200	5	\$1,100	В
Switchgear / Switchboard						
Fused Disc Sw	100%	2020	\$357,500	5	\$1,300	В
Raceway						
Conduit	100%	2020	\$473,300	1		В

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 CLOCK TOWER OFFICE BUILDING

Asset #: 154

Electrical		Current F	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts	•							•	
Panelboards									
Fused Disc Sw	10%			2019	\$39,400	5	\$700	В	
Fused Toggle Switch	20%	2-4	\$78,800	2045	* *	5	\$700	В	
		-	tent : Moderate, Ai nt,1 To 11 Floors	rea Affec	ted : 100%				
Molded Case Bkrs	50%			2019	\$197,000	5	\$3,900	В	
Molded Case Bkrs	10%			2042	* *	5	\$800	В	
Molded Case Bkrs	10%			2028	* *	5	\$800	В	
Wiring									
Braided Cloth	55%	2-4	\$303,300	2045	* *	1		В	
	Insulation	Aged, Exte	ent : Moderate, Are	a Affecte	ed : 100%				
	Location	: Basemer	ıt, 1 To 11 Floors						
Thermoplastic	35%			2020	\$193,000	1		В	
Thermoplastic	10%			2046	* *	1		В	
Motor Controllers									
Locally Mounted	100%			2025	* *	5	\$2,000	В	
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$4,300	В	
Lighting									
Interior Lighting									
Fluorescent	30%			2020	\$483,000	10	\$80,500	В	
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%				
	Location	i : Through	out						
	Explana	tion : Using	g T12 Lamps						
Fluorescent	50%			2015	\$805,000	10	\$134,100	В	
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%				
	Location	: Through	out						
	Explana	tion : Using	g T12 Lamps						
Fluorescent	10%		-	2030	* *	10	\$26,800	В	
		stallation, E	Extent : Light, Area		! : 100%		,_,,,,,,		
			13 Floors	33					
			Extent : Moderate, A	Area Affe	ected : 100%				
		a: 12 And 1		33					
	Explana	tion : Usin	g T8 Lamps						
HID	5%		5 · · · · · · · · · · · · · · · · · · ·	2015	\$66,600	10	\$500	В	
Incandescent	5%			2015	\$80,500	2	\$300	В	
Egress Lighting	3 /0			2013	ψου,500		Ψ500	ע	
Emergency, Service	10%			2028	* *	1		В	
Emergency, Battery	40%			2015	\$52,900	10	\$28,300	В	
Exit, LED	10%			2013	\$32,900 **	10	Ψ20,300	В	
Exit, LED Exit, Service	40%			2033				В	
Exit, service	40%			2013	\$21,200	1		Ò	

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

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

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

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

Asset #: 154

Mechanical		Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•							•
Energy Source								
HTHW/HW	100%			2040	* *	1		В
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2029	* *	5	\$17,400	В
Steam								
Distribution								
Steam Piping/Pump	100%			2040	* *	4	\$21,700	В
Terminal Devices								
Air Handler	15%			2020	\$294,200	1	\$27,200	В
Convector/Radiator	85%			2025	* *	1	\$80,500	В
Air Conditioning								
Energy Source	1000/			2026	de de			
Electricity	100%			2036	* *	1		В
Conversion Equipment	4.004			2015	* 4.50, 400		ф4.000	
Int Pkg Unit - Cooling	10%			2015	\$468,400	2	\$1,800	В
Window/Wall Unit	10%			2015	\$74,800	1		В
No Component	80%							D
Ventilation								
Distribution	1.00/				de de		44 - 300	
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$16,300	В
No Component	90%							D
Plumbing								
H/C Water Piping	1.000/			2010	¢1 00 <i>c</i> 400	1		D
Galv Iron/Steel	100%			2018	\$1,086,400	1		В
HW Heat Exchanger	1000/			2020	* *	4	¢20,000	D
Low Temp	100%			2030	4. 4.	4	\$29,000	В
Sanitary Piping	1.000/			LIEE	* *	1		D
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	1000/			LIEE	* *			D
Cast Iron	100%			LIFE	7- 7-	1		В
Sump Pump(s)	1000/			2015	¢c 900	4	\$2,000	D
Submersible	100%			2015	\$6,800	4	\$2,000	В
Backflow Preventer	1000/			2020	¢25,200	1	¢10 100	D
Generic	100%			2020	\$35,300	1	\$18,100	В
Fixtures	10004							D
Generic	100%							В
Vertical Transport								
Elevators	1000/			LIDE	* *			C
Geared Traction	100%	romation F	tant . Carra A	LIFE				С
'		servation, Ext 1 : 1 Thru 13	tent : Severe, Are Eleor	и Ађесtе	a : 100%			
	Explana	tion : 10 Elev	vators					

Maintenance \$ are aggregated over a 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

Total	\$197,000	\$131,800	\$245,500	\$667,200
Priority C	\$36,000	\$25,000		\$525,300
Priority B	\$152,200	\$106,700	\$245,500	\$122,700
Priority A	\$8,800			\$19,200
Total	\$197,000	\$131,800	\$245,500	\$667,200
Elevators/Escalators	\$49,300	\$49,300	\$49,300	\$49,300
Mechanical	\$78,400	\$35,200	\$176,900	\$42,300
Electrical	\$24,400	\$22,200	\$19,200	\$31,000
Interior Architecture	\$36,000	\$25,000		\$525,300
Exterior Architecture	\$8,800			\$19,200
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

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

Asset #: 13871

Architecture		Current F	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	50%			LIFE	* *	5	\$50,700	A
Metal/Glass Curt Wall	50%			LIFE	* *	5	\$152,000	A
Parapets								
Metal Panel	100%			2048	* *	5	\$38,400	A
Roof								
Built-Up (BUR)	100%		\$8,800	2027	* *			A
			Extent : Light, Area	Affected	1:10%			
	Location	ı : Through	out					
Interior								
Floors						_		
Carpet	20%			2018	\$464,500	3	\$144,100	C
		_	, Extent : Moderate	e, Area A	ffected : 30%			
		ı : Through	out					
Cast in Place Concrete	10%			LIFE	* *	5	\$78,800	C
Ceramic Tile	5%			2031	* *	5	\$18,000	C
Terrazzo	10%			LIFE	* *	5	\$28,100	C
Vinyl Tile	55%	0-2	\$103,000	2027	* *	3	\$74,300	C
		_	Extent : Moderate	, Area Ą	ffected : 20%			
	Location	ı : Through	out					
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			C
Ceramic Tile	10%			2031	* *	5	\$32,100	C
Concrete Masonry Unit	10%			LIFE	* *	5	\$12,800	C
Gypsum Board	75%			LIFE	* *	5	\$144,400	С
Ceilings								
AcousTileSusp.Lay-In	90%	0-2	\$118,100	2035	**	5	\$162,100	В
	_	_	Extent : Light, Are	ea Affect	ed : 10%			
	Location	ı : Through	out					
Exposed Struc: Steel	10%			LIFE	* *			В

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	<u>'</u>	•				•
Panelboards						
Molded Case Bkrs	100%	2038	* *	5	\$5,400	В
Wiring						
Thermoplastic	100%	2042	* *	1		В
Motor Controllers	1000/	2025	ale ale	~	Ф1 400	D
Locally Mounted	100%	2035	* *	5	\$1,400	В
Ground						
Grounding Devices Generic	100%	LIFE	* *	5	\$3,000	В
Generic	Other Observation, Extent : M			3	\$3,000	Ь
	Location : Basement	oueraie, mea myeeiea	. 10070			
	Explanation : Main Water Pr	ine				
Stand-by Power	Disposition in the fitter	r -				
Transfer Switches						
Automatic	100%	2035	* *	1	\$63,100	В
Generators					·	
Diesel	100%	2031	* *	1	\$79,200	В
	Other Observation, Extent : M	oderate, Area Affected	: 100%			
	Location: Basement					
	Explanation : No Rating Ava	ilable				
Batteries						
Lead/Acid	100%	2016	\$700	5	\$7,600	В
Fuel Storage						
Day Tank	50%	2038	**	5	\$19,000	В
Main Tank	50%	2050	* *	5	\$3,000	В
Lighting						
Interior Lighting	1000/	2027	* *	10	¢107.600	D
Fluorescent	100% Other Observation, Extent : M	2027		10	\$187,600	В
	Location: Throughout The B		. 100%			
	Explanation: T-8 And T-12	_				
Egress Lighting	Елрининон . 1-0 Aни 1-12 I	ширэ				
Emergency, Service	90%	2027	* *	1		В
Exit, Service	10%	2027	* *	1		В
Exterior Lighting	20,0	2027				
HID	100%	2027	* *	10	\$700	В
Lightning Protection					, , , , ,	
Arresters/Cabling						
Generic	100%	2050	* *	5	\$6,000	В
Alarm					•	
Fire/Smoke Detection						
No Component	70%					D
Generic	30%	2027	* *	1-3	\$39,000	В

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

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

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

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

Asset #: 13871

Mechanical	Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2048	* *	1		В
Conversion Equipment	1000/		2025	* *		4101 100	-
Hot Water Boiler	100%	Section 1: La America	2035		1	\$101,400	В
	Other Observation, E Location : Penthou.	_					
	Explanation: (2) G	_	-	oom			
Distribution	Explanation . (2) G	as Firea 1101 water	Doners				
Hot Wtr Piping/Pump	100%		2038	* *	4	\$10,100	В
Terminal Devices	10070		2030		•	Ψ10,100	
Air Handler	40%		2027	* *	1	\$50,700	В
Convector/Radiator	60%		2035	* *	1	\$39,700	В
Air Conditioning						÷22,7.00	
Energy Source							
Electricity	100%		2038	* *	1		В
Conversion Equipment							
Int Pkg Unit -	100%		2023	\$5,066,700	2	\$12,600	В
Heating/Cooling							
	Other Observation, E	_	Affected	: 100%			
	Location : Through						
	Explanation: Wate	r Sourced Heat Pui	nps, Refr	rigerant R-22			
Distribution	1000/		LIEE	* *	2	Ф266 200	D
Ductwork/Diffusers	100%		LIFE		2	\$266,200	В
Heat Rejection Water Cool Tower	100%		2023	\$730,200	2	\$205,900	В
water Coor Tower	Other Observation, E	Extent : Light Area			2	\$203,900	Ь
	Location : Roof	Meni . Ligni, Med	Пусстей	. 100/0			
	Explanation : Cooli	ing Tower Serves T	he Water	· Sourced Heat Pu	mps		
Ventilation	Expianation: Cook	ing Tower Berves 1	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Sourcea Hear I in	прз		
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$114,100	В
Exhaust Fans							
Interior	80%		2027	* *	2	\$5,100	В
Roof	20%		2027	* *	2	\$1,300	В
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2042	* *	1		В
	Pump(s) Malfunction	_					
	Location : Basemen	it, Defective Pump	Seals An	d Bearing			
Water Heater	400-		• 0	# 			_
Electric	100%		2020	\$39,500	4	\$1,800	В
Sanitary Piping	1000						~
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping	1000/		TTOO	ታ 45	1		ъ
Cast Iron	100%		LIFE	* *	1		В
Backflow Preventer	1000/		2020	* *	1	¢10.000	D
Generic	100%		2030	* *	1	\$12,600	В

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

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

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Gearless Traction	100%	LIFE	* *			C
	Other Observation, Extent :	Light, Area Affected	: 100%			
	Location : One Unit Serve Tenth Floor Explanation : 5 Units	s Sub Basement Thru	Tenth Floor, Four	r Units S	erve Lobby Thru	
Fire Suppression						
Standpipe						
No Component	30%					D
Generic	70%	2042	* *	1-5	\$75,000	В
Sprinkler						
Generic	100%	2042	* *	1-2	\$57,400	В
Fire Pump						
Generic	100%	2031	* *	1	\$38,300	В
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : Fire Pump Loc	ated In The Mall				
	Explanation: Unit Is Main	ntained And Operated	l From The Mall			

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



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

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

Asset #: 2056

chitecture		Current F	Repair	Futur	e Replacement	Maintenance			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
erior									
Exterior Walls	20/			LIEE	* *				
Cast Iron Cast Stone/Terra Cotta	2% 2%			LIFE LIFE	* *	5	\$77.200	A	
Masonry: Brick	93%	0-2	\$779,200	LIFE	* *	5 5	\$77,200 \$459,400	A A	
Masonry. Brick			3 / / 3,200 l, Extent : Moderat			3	\$439,400	A	
		i : Through		e, 111eu 1	ijjecieu . 5070				
Masonry: Granite	1%			LIFE	* *	5	\$3,700	A	
Masonry: Limestone	2%	0-2	\$375,800	LIFE	* *	5	\$7,400	A	
	Jnt Morta	r Miss/Eroo	d, Extent : Moderat	e, Area A	Affected : 20%				
		ı : Lintels A							
			: Moderate, Area	Affected .	: 100%				
	Location	ı : Window	Sills And Lintels						
Windows	0.50/	4.	¢462.500	2027	* *	_	¢47.600		
Aluminum	95%	4+	\$462,500 nt : Moderate, Area	2037		5	\$47,600	A	
		unon, Exter 1 : Through		Ајјестец	1.00/0				
Aluminum	5%	Now	\$243,400	2046	* *	5	\$2,500	A	
	Air Infiltre	ation, Exter	ıt : Severe, Area Af	fected : 1	100%				
	Location: 11th Floor								
	Unit Inoperable, Extent : Moderate, Area Affected : 100%								
	Location	ı: 11th Flo	or						
Parapets									
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$6,800	A	
Masonry: Brick	90%	141 /5		LIFE	**	5	\$7,900	A	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15% Location : Throughout								
Roof	Location	i : Inrougn	ош						
Modified Bitumen	92%	Now	\$5,200	2026	* *			A	
Modified Bitumen			derate, Area Affec					A	
	_	i : Through		. 137	v				
		U	xtent : Moderate, A	rea Affe	cted : 5%				
		ı : Near Ro							
Modified Bitumen	5%			2031	* *	10	\$1,900	A	
	- , .	place Evide	ent, Extent : Light,		ected : 100%	-	+ -,- 30	. –	
	Location	ı : West Bul	khead Roof						
							\$3,900		

Interior

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
nterior										
Floors										
Carpet	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		
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : 17th Floor								
Terrazzo	3%)		LIFE	* *	5	\$10,800	С		
Vinyl Tile	7%	1		2029	* *	3	\$12,100	C		
Vinyl Tile	43%	Now	\$190,700	2021	\$1,907,000	3	\$74,300	C		
	Other Ob Locatio	n : Through	Extent : Moderate, A							
Interior Walls										
Cast in Place Concrete	_		tent : Light, Area A nt	LIFE ffected :	2%			С		
Ceramic Tile	5%)		2030	* *	5	\$10,700	С		
Concrete Masonry Unit	2%	1		LIFE	* *	5	\$1,700	C		
Gypsum Board	13%	1		LIFE	* *	5	\$16,700	C		
Masonry: Brick	2%	Now	\$14,700	LIFE	* *			C		
·	Diagonal Cracks, Extent: Moderate, Area Affected: 5% Location: Basement									
Marble Panels	1%)		LIFE	* *			С		
Plaster	75%)		LIFE	* *	5	\$48,300	C		
Wood	1%)		LIFE	* *	5	\$8,600	C		
		eplace Evide n : 17th Flo	ent, Extent : Light, a or	Area Aff	ected : 100%					

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

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

Asset #: 2056

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	40%			2026	* *	5	\$230,500	В
AcousTileSusp.Lay-In	43%			2026	* *	5	\$198,200	В
Exposed Concrete	4%	Now	\$71,800	LIFE	* *	5	\$2,900	В
Gypsum Board	Location Cracking/ Location Exposed I Location Spalling, Location 5% Recent Re	n: Steam Ri Crumbling, n: Basemen Reinforcemen: Basemen Extent: Sev n: Steam Ri	Extent : Moderate tent, Extent : Moder tere, Area Affected com ent, Extent : Light,	e, Area A rate, Area : 5% LIFE	ffected : 10% a Affected : 5%	5	\$28,800	В
Plaster	1% Loose/De Location Paint Pee	Now lam Surface n : Lobby	\$9,000 c, Extent : Moderat : : Severe, Area Aff			5	\$2,900	В
Plaster			\$28,000 Extent : Moderate or	LIFE e, Area A	** ffected : 15%	5	\$20,200	В

Electrical	Current Repair	Futur	e Replacement	M	aintenance							
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code						
Jnder 600 Volts												
Service Equipment												
Fused Disc Sw	20%	2031	* *	5	\$300	В						
	Other Observation, Extent: Modera	Other Observation, Extent: Moderate, Area Affected: 100%										
	Location : Electrical Room	2004110777 2100770077										
	Explanation: One 4000 Amps Mai	in Disconnec	t Switch									
Fused Disc Sw	40%	2021	\$65,800	5	\$500	В						
	Other Observation, Extent : Moderate, Area Affected : 100%											
	Location : Electrical Room											
	Explanation : Two 4000 Amps Ma	in Disconnec	t Switch									
Fused Disc Sw	20%	2021	\$32,900	5	\$300	В						
	Other Observation, Extent : Modera	Other Observation, Extent : Moderate, Area Affected : 100%										
	Location : Electrical Room											
	Explanation : One 2000 Amps Mai	n Disconnec	t Switch									
Fused Disc Sw	20%	2021	\$32,900	5	\$300	В						
	Other Observation, Extent: Moderate, Area Affected: 100%											
	Location : Electrical Room	33										
	Explanation: One 1200 Amps Mai	n Disconnec	t Switch									

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

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

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

Asset #: 2056

Electrical	Current Repair	Future F	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•	•	•			•
Switchgear / Switchboard						
Fused Disc Sw	50%	2031	* *	5	\$700	В
Fused Disc Sw	30%	2021	\$99,300	5	\$400	В
Molded Case Bkrs	20%	2041	* *	5	\$1,600	В
Raceway						
Conduit	30%	2041	* *	1		В
Conduit	50%	2031	* *	1		В
Conduit	20%	2021	\$87,600	1		В
Panelboards						
Fused Disc Sw	10%	2029	* *	5	\$700	В
Molded Case Bkrs	70%	2037	* *	5	\$5,500	В
Molded Case Bkrs	20%	2029	* *	5	\$1,600	В
Wiring						
Braided Cloth	20% 2-4 \$	102,100 2046	* *	1		В
	Insulation Aged, Extent : Mo	derate, Area Affected :	100%			
	Location : Throughout					
Thermoplastic	50%	2041	* *	1		В
Thermoplastic	30%	2021	\$153,100	1		В
Motor Controllers	2070	2021	Ψ133,100	-		
Locally Mounted	50%	2026	* *	5	\$1,000	В
Locally Mounted	50%	2019	\$237,200	5	\$1,000	В
Ground	3070	2017	Ψ231,200		Ψ1,000	
Grounding Devices						
Generic General Genera	50%	LIFE	* *	5	\$2,200	В
Generic	50%	LIFE	* *	5	\$2,200	В
Lighting	2070	EH E			Ψ2,200	
Interior Lighting						
Fluorescent	40%	2026	* *	10	\$107,600	В
1.001.000.00	Other Observation, Extent : Location : Throughout The Explanation : T8 Lamps	Moderate, Area Affecte	ed : 100%	10	\$101,000	2
Fluorescent	50%	2016	\$747,300	10	\$134,500	В
	Other Observation, Extent : Location : Throughout	Moderate, Area Affecte			7 -2 1,2 33	_
	Explanation: Using T12 L					
Fluorescent	5%	2026	* *	10	\$13,500	В
	Other Observation, Extent: Location: Throughout		ed : 100%			
	Explanation: Using Comp					
Incandescent	5%	2016	\$74,700	2	\$300	В
Egress Lighting						
Emergency, Service	10%	2026	* *	1		В
Emergency, Service	35%	2016	\$17,200	1		В
Emergency, Battery	5%	2026	* *	10	\$3,500	В
Exit, LED	10%	2049	* *	1		В
Exit, Service	10%	2026	* *	1		В
Exit, Service	30%	2016	\$14,700	1		В

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

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

Asset #: 2056

Electrical	Cur	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type	, , , ,	Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting							
Exterior Lighting							
HID	70%		2021	\$86,500	10	\$700	В
Incandescent	30%		2016	\$44,800	2	\$200	В
Alarm							
Security System							
Generic	100%		2026	* *	1	\$109,800	В
Fire/Smoke Detection							
Generic	100%		2026	* *	1-3	\$181,100	В

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2041	* *	1		В
Conversion Equipment Steam Boiler			\$32,900 : Moderate, Area A r Tubes Leak	2026 Affected :	**	1	\$261,700	В
	Location		Extent : Light, Area at Boiler Rm its	Affected	: 100%			
Distribution Steam Piping/Pump		Now ps Faulty, 1 : Through	\$117,900 Extent : Moderate, out	2031 Area Aff	* * Pected : 30%	4	\$14,500	В
Terminal Devices								
Convector/Radiator	80%			2026	* *	1	\$76,000	В
Fan Coil Unit/Heat	20%			2021	\$1,011,200	1	\$19,000	В
Air Conditioning Energy Source Electricity	100%			2029	**	1		В
Conversion Equipment Reciprocating Compr/Chiller	100%			2021	\$1,146,100	1	\$136,100	В
Terminal Devices Direct Expansion	100%			2021	\$1,047,800	1		В
Heat Rejection Water Cool Tower	Location	: Insulatio Extent : M	\$96,900 lerate, Area Affecte n, Roof loderate, Area Affe		\$969,200 %	2	\$236,200	В

Ventilation

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

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

Mechanical	Current Re	Current Repair		e Replacement	M		
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$163,600	В
Exhaust Fans							
Interior	100%		2021	\$373,300	2	\$9,100	В
Plumbing							
H/C Water Piping							_
Brass/Copper	50%		2031	* *	1		В
	Corroded, Extent : Seve	ere, Area Affected	: 20%				
	Location : Basement						
Galv Iron/Steel	50%		2026	* *	1		В
Water Heater							
Gas Fired	100%		2016	\$78,600	2	\$4,400	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping Cast Iron	100% Now Corroded, Extent: Seve Location: Basement	. ,	LIFE : 20%	* *	1		В
Sump Pump(s) Rigid Piping	100% Now Not in Service, Extent: Location: 1 Out Of 2				4	\$1,300	В
Fixtures							
Generic	100%						В
Vertical Transport Elevators							
Geared Traction	100%		LIFE	* *			C
	Other Observation, Ext. Location: (1) B-23 (Explanation: 8 Units	(4) L-22 (4) L-12		: 100%			
Fire Suppression Standpipe							
Generic	100%		2031	* *	1-5	\$148,200	В

^{**} 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

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

Total	\$85,000	\$5.100	\$4.700	\$12,100
Priority C	\$24,400			\$7,500
Priority B	\$13,100	\$5,100	\$4,700	\$4,600
Priority A	\$47,500			
Total	\$85,000	\$5,100	\$4,700	\$12,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$600	\$1,200	\$600	\$700
Electrical	\$100		\$100	
Interior Architecture	\$32,900			\$7,500
Exterior Architecture	\$47,500			
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 13693

chitecture	Current F	Repair	Future	Replacement	M	aintenance			
tem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod		
erior									
Exterior Walls					_				
Masonry: Brick	92% Now Jnt Mortar Miss/Erod Location: Through Loose Units, Extent: Location: Window Spalling, Extent: Mo Location: Through	out Severe, Area Affec Arch, Canal Street derate, Area Affect out	eted : 3% Side ted : 5%		5	\$79,000	A		
	Vegetation Growth, Extent : Moderate, Area Affected : 5% Location : Throughout								
	Worn/Eroded, Extent: Moderate, Area Affected: 30%								
	Location : Through								
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									
	Location: Through Broken/Missing Elen Location: At Windo Dry Rot/Decay, Exter Location: At Windo	nents, Extent : Seve ow Arches nt : Moderate, Arec	re, Area A	Affected : 30%	itioning (Units			
Parapets Metal Cornice	100% Now Corrosion/Rusting, E Location: Through Deteriorated Finish, Location: Painted Punct/Tear/Impact D Location: Through Other Observation, E	out Extent : Severe, Ar Surfaces Peeling T. amage, Extent : Se out	ea Affecte hroughou vere, Ared	ed : 100% t a Affected : 5%			A		
	Location : Canal St Explanation : Birds		rradad Sa	ections					
Roof	<i>Елрининон</i> . Б иаз	Tresung mside Co	i i oueu se	CHOILS					
Copper/Terne	10%		2052	* *	10	\$6,500	A		
Skylight, Metal/Glass	5% Now Water Penetration, E Location : Over Sta		2034	* * rted : 5%			A		
Slate	85% 2-4 Water Penetration, E	\$23,200	LIFE Affected	**			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.

Asset #: 13693

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Floors								
Ceramic Tile	10%	Now	\$8,100	2027	* *	5	\$3,300	C
	_	Crumbling, : Througho	Extent : Light, Are	ea Affecto	ed : 5%			
Vinyl Tile	90%	Now	\$62,500	2024	\$624,800	3	\$22,500	С
•		um Surface, : Througho	Extent : Moderate out	e, Area A	Affected: 10%			
Interior Walls								
Gypsum Board	60%			LIFE	* *	5-10	\$101,100	C
Masonry: Brick	10%	Now	\$73,500	LIFE	* *			C
	Int Mortar Miss/Erod, Extent : Severe, Area Affected : 30% Location : Throughout Basement							
			ctent : Moderate, A t Throughout	rea Affe	cted : 15%			
Plaster	30%			LIFE	* *	5-10	\$25,300	С
	Water Pen	etration, Ex	ctent : Light, Area	Affected	: 5%			
	Location	: At Windo	ws					
Ceilings								
AcousTileConcealSpLn	30%	Now	\$8,400	2037	* *	5	\$12,500) B
		ssing Elem : Througho	ents, Extent : Ligh out	t, Area Ą	ffected : 10%			
Gypsum Board	70%			LIFE	* *	5-10	\$160,700	В

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Not Accessible	100%							D
Switchgear / Switchboard								
Not Accessible	100%							D
Raceway								
Conduit	100%			2034	* *	1		В
Panelboards								
Molded Case Bkrs	100%			2032	* *	5	\$200	В
Wiring								
Thermoplastic	100%			2034	* *	1		В
Motor Controllers								
Locally Mounted	100%			2029	* *	5		В
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	В

Lighting

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

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

Asset #: 13693

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						
Fluorescent	98%	2024	\$41,500	10	\$5,900	В
	Other Observation, Extent : Moder	ate, Area Affect	ted : 100%			
	Location: Throughout					
	Explanation: T-8 Lamps					
HID	2%	2024	\$600	10		В
Egress Lighting						
Emergency, Service	50%	2024	\$600	1		В
Exit, Service	50%	2024	\$600	1		В
Exterior Lighting						
Not Accessible	100%					D
Alarm						
Security System						
Not Accessible	100%					D
Fire/Smoke Detection						
Not Accessible	100%					D

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Fuel Oil No 2	100%			2044	* *	5	\$2,000	В
Conversion Equipment Steam Boiler	100%			2037	* *	1	\$6,500	В
Distribution Steam Piping/Pump	100%			2044	* *	4	\$500	В
Air Conditioning Energy Source								
Electricity	100%			2040	* *	1		В
Conversion Equipment Window/Wall Unit No Component	30% 70%			2019	\$5,000	1		B D
Plumbing								
H/C Water Piping Galv Iron/Steel	100%			2037	* *	1		В
Water Heater Gas Fired	100%			2022	\$1,900	2	\$100	В
HW Heat Exchanger Low Temp	100%			2044	* *	4	\$1,000	В
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s) Not Accessible	100%							D

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

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

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

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

Total	\$127,400	\$130,800	\$64,000	\$51,200
Priority C	\$70,800	\$2,200	\$11,500	\$7,900
Priority B	\$38,200	\$114,200	\$42,900	\$43,300
Priority A	\$18,400	\$14,400	\$9,600	
Total	\$127,400	\$130,800	\$64,000	\$51,200
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
Mechanical	\$6,600	\$64,100	\$11,500	\$6,400
Electrical	\$5,000	\$12,000	\$4,700	\$4,500
Interior Architecture	\$70,800	\$13,700	\$11,500	\$13,600
Exterior Architecture	\$18,400	\$14,400	\$9,600	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

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

Asset #: 2054

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Type 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
musom y. Brien			Extent : Moderate		ffected : 20%		, ,,,,,,	
	Location	ı : Chimney	,	_				
	Spalling, I	Extent : Mo	derate, Area Affect	ted : 25%	ó			
	Location	ı : Chimney	,					
Masonry: Granite	3%			LIFE	* *	5	\$2,000	A
Masonry: Limestone	5%			LIFE	* *	5	\$3,400	Α
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	200/	0.2	¢60,600	2022	¢c0, c00	2	¢17.200	C
Carpet	20%	0-2	\$68,600	2023	\$68,600	3	\$17,200	С
	_	_	, Extent : Moderate out 2nd Through 6	-	-			
		_	: Moderate, Area					
			out 2nd Through 6					
Comment.		i. Inrough	oui zha Through o			2	¢24.500	
Carpet	40%			2020	\$137,200 * *	3	\$34,500	C
Ceramic Tile	5% 3%			2030	* *	5	\$2,900	C
Mosaic Tile	3% 2%			2026	* *	5 5	\$4,300	C
Terrazzo		Now	\$165 000	LIFE	* *	3	\$900 \$6.500	C C
Vinyl Tile	30%	Now loor Evider	\$165,900 nt, Extent : Modera	2031		3	\$6,500	C
			u, Exieni : Moaera out Corridors And		00	Floors		
			: Moderate, Area			i Pioors		
			out 7th, 8th And 9t					
			Extent : Moderate, A					
		ı : 9th Floo		пси пује	u 100/0			
		tion : 9x9 U						
	Елрійни	7x7 C	mis					

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

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

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

Asset #: 2054

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	3%			2030	* *	5	\$1,600	C
Gypsum Board	20%			LIFE	* *	5	\$6,400	C
Metal Panel	15%			LIFE	* *			C
Marble Panels	2%			LIFE	* *			C
Plaster	60%			LIFE	* *	5	\$9,600	C
Ceilings								
AcousTileSusp.Lay-In	40%			2026	* *	5	\$23,000	В
AcousTileSusp.Lay-In	20%			2038	* *	5	\$11,500	В
	Recent Re	Recent Replace Evident, Extent : Light, Area Affected : 100%						
	Location	: 2nd And	3rd Floors					
Plaster	40%			LIFE	* *	5	\$14,400	В

Electrical		Current Repair	Futu	Future Replacement Maintenance					
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%		2041	* *	5	\$200	В		
		ervation, Extent : Moderate,	Area Affe	ected : 100%					
	Location	: Electrical Room							
	Explanat	ion : 1- Electrical Service R	ated @ 2.	500 Amperes.					
Switchgear / Switchboard									
Molded Case Bkrs	100%		2041	* *	5	\$1,300	В		
Raceway									
Conduit	70%		2021	\$42,300	1		В		
Conduit	30%		2041	* *	1		В		
Panelboards									
Molded Case Bkrs	30%		2037	* *	5	\$400	В		
Molded Case Bkrs	70%		2020	\$47,900	5	\$900	В		
Wiring									
Braided Cloth	70%	2-4 \$43,100	2046	* *	1		В		
	Insulation .	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location	: Throughout The Building							
Thermoplastic	30%		2041	* *	1		В		
Motor Controllers									
Locally Mounted	80%		2019	\$67,000	5	\$300	В		
Locally Mounted	20%		2034	* *	5	\$100	В		
Ground									
Grounding Devices									
Generic	100%		LIFE	* *	5	\$700	В		
Lighting									

Lighting

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

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

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

Asset #: 2054

Electrical	Current Repair	Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Lighting								
Interior Lighting								
Fluorescent	70%	2016	\$290,100	10	\$31,000	В		
	Other Observation, Extent : Modera	ite, Area Affe	cted : 100%					
	Location : Upper Floors							
	Explanation: T-12 Lamps							
Fluorescent	30%	2026	* *	10	\$13,300	В		
		Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Basement, 2nd Floor Ai	nd 3rd Floor						
	Explanation: T-8 Lamps							
Egress Lighting								
Emergency, Battery	50%	2026	* *	10	\$5,800	В		
Exit, Service	50%	2026	* *	1		В		
Exterior Lighting								
HID	100%	2021	\$20,300	10	\$200	В		
Alarm								
Security System								
Generic	100%	2016	\$168,100	1	\$18,100	В		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: 1st & 3rd Floors							
	Explanation: CCTV Surveillance	Camera Syste	em Is Functional					
Fire/Smoke Detection								
Generic	100%	2016	\$575,500	1-3	\$29,800	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Fire Alarm System I	s Functional						

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Interruptible Gas/Dual	100%	2041	* *	1		В
Fuel						
Conversion Equipment						
Steam Boiler	100%	2026	* *	1	\$47,900	В
	Other Observation, Extent: Light, Area	a Affected	: 100%			
	Location: Basement					
	Explanation: 3 Units					
Distribution						
Steam Piping/Pump	100%	2021	\$388,000	4	\$2,400	В
Terminal Devices						
Convector/Radiator	100%	2019	\$524,900	1	\$15,600	В
Air Conditioning						
Energy Source						
Electricity	100%	2029	* *	1		В

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

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

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

Mechanical		Current F	Repair	Future Replacement Maintena		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Cooling	20%			2015	\$143,100	2	\$600	В
Window/Wall Unit	30%			2016	\$34,300	1		В
No Component	50%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$26,900	В
Exhaust Fans								
Interior	20%			2016	\$12,300	2	\$300	В
No Component	80%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	* *	1		В
Water Heater								
Gas Fired	100%			2019	\$12,900	2	\$700	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2016	\$10,400	4	\$2,000	В
Fixtures					· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·	
Generic	100%							В
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
 			Extent : Light, Area		: 100%			-
		n:(2) B-9	_	55				
		tion : 3 Un						

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	\$1,376,70	
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	

Total	\$157,000	\$909,300	\$188,200	\$208,700
Priority C		\$726,400	\$13,800	\$16,500
Priority B	\$157,000	\$163,000	\$174,400	\$192,200
Priority A		\$19,900		
Total	\$157,000	\$909,300	\$188,200	\$208,700
Elevators/Escalators	\$98,700	\$98,700	\$98,700	\$98,700
Mechanical	\$35,500	\$34,400	\$52,900	\$39,400
Electrical	\$22,900	\$29,900	\$22,900	\$32,000
Interior Architecture		\$726,400	\$13,800	\$38,500
Exterior Architecture		\$19,900		
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

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

Asset #: 2050

Architecture		Current F	Repair	Futur	Future Replacement Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior	•			•				•
Exterior Walls								
Masonry: Brick	10%			LIFE	* *	5	\$17,400	A
Masonry: Granite	70%			LIFE	* *	5	\$91,500	A
Masonry: Granite	20%			LIFE	* *	5	\$26,100	A
Windows								
Aluminum		Now nc Not Fun n : Through	\$980,800 ct, Extent : Modera out	2039 ate, Area	* * Affected : 20%	5	\$100,900	A
Bronze/Brass	3%			2031	* *	5	\$39,800	A
Metal Louvers	2%			2032	* *	10	\$26,500	A
Parapets							•	
Masonry: Brick	Location Worn/Ero	: Interior	: Light, Area Affec			5	\$7,500	A
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
	Location	_	Extent : Moderate Ninth Floor		ffected : 25%			
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	С
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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Ceilings							
AcousTile,Adhered	10%		2028	* *	5	\$44,000	В
AcousTileSusp.Lay-In	40%		2028	* *	5	\$176,100	В
Masonry: Marble	3%		LIFE	* *	1		В
Masonry: Vault Struct	5%		LIFE	* *			В
Mosaic Tile	2%		LIFE	* *	1		В
Plaster	40%		LIFE	* *	5	\$110,100	В

ectrical	Current Repair	Future F	Replacement	Ma	aintenance				
tem Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod			
ler 600 Volts									
Service Equipment									
Fused Disc Sw	50%	2053	* *	5	\$800	В			
	Other Observation, Extent : Moderate,	Area Affecte	ed : 100%						
	Location: Electrical Room								
	Explanation: Recent Installation Rai	ted @ 4000 A	<i>Amperes</i>						
Under Construction	50%					D			
Transformers									
Dry Type	100%	2043	* *	5	\$1,300	В			
J J1 -	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : Electrical Room								
	Explanation: Recent Installation Rai	ted 2- 1500 K	Zva						
Switchgear / Switchboard									
Molded Case Bkrs	90%	2053	* *	5	\$8,100	В			
	Recent Installation, Extent: Light, Are	a Affected : 1	100%						
	Location : Electrical Room								
Under Construction	10%					D			
Raceway									
Conduit	80%	2053	* *	1		В			
	Recent Installation, Extent: Light, Area Affected: 100%								
	Location: Throughout The Building								
Conduit	20%	2023	\$131,400	1		В			
Panelboards									
Molded Case Bkrs	90%	2048	* *	5	\$8,100	В			
	Recent Installation, Extent : Light, Are	a Affected : 1	100%						
	Location: Throughout The Building								
Molded Case Bkrs	10%	2031	* *	5	\$900	В			
Wiring					·				
Thermoplastic	90%	2053	* *	1		В			
1	Recent Installation, Extent : Light, Area Affected : 100%								
	Location: Throughout The Building								
Thermoplastic	10%	2033	* *	1		В			
Motor Controllers									
Locally Mounted	20%	2021	\$142,300	5	\$500	В			
Under Construction	80%		-, 550	_	4230	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.

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

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

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

Asset #: 2050

Electrical	Current Repair	Future F	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fround						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$5,000	В
	Other Observation, Extent:	Moderate, Area Affecte	ed : 100%			
	Location: Water Main	11 1				
4 and 1 has Decrees	Explanation: Newly Instal	uea				
tand-by Power Transfer Switches						
Under Construction	100%					D
Generators	10070					
Under Construction	100%					D
Fuel Storage						
Under Construction	100%					D
ighting						
Interior Lighting						
Fluorescent	10%	2023	\$173,200	10	\$31,200	В
	Other Observation, Extent:	Moderate, Area Affecte	ed : 100%			
	Location : Hallways					
	Explanation : Compact Fl					
Fluorescent	90%	2031	* *	10	\$280,600	В
	Other Observation, Extent:		ed : 100%			
	Location: Throughout The	e Building				
T. 1.1.1	Explanation: T-8 Lamps					
Egress Lighting Emergency, Battery	50%	2031	* *	10	\$41,000	В
Exit, LED	50%	2058	* *	10	\$41,000	В
Alarm	3070	2030				
Security System						
No Component	70%					D
Generic	30%	2031	* *	1	\$38,200	В
	Other Observation, Extent:	Moderate, Area Affecte	ed : 100%			
	Location: Hallways And	Other Public Spaces				
	Explanation : CCTV Surve	eillance Cameras				
Fire/Smoke Detection						
Generic	100%	2031	* *	1-3	\$209,800	В
	Other Observation, Extent:		ed : 100%			
	Location: Throughout The	_	1 D 11 G .			
	Explanation : Strobe Light	ts, Smoke Detectors, Ma	unual Pull Statio	ns		

Mechanical	Current Repair	Future R	Replacement	Ma	intenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Utility Steam	100%	2033	* *	1		В
-	Other Observation, Extent : Light,	Area Affected: 1	00%			
	Location: Basement Steam Room	n				
	Explanation : Steam From Con E	Ed				

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset #: 2050

Mechanical		Current F	Repair	Future Replacement		M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating	•			•				•	
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2032	* *	5	\$20,200	В	
Distribution Steam Piping/Pump	100%			2033	* *	4	\$16,800	В	
Terminal Devices Convector/Radiator	100%			2028	* *	1	\$110,000	В	
Air Conditioning									
Energy Source	1.000/			2021	* *	1		D	
Electricity	100%			2031	4. 4.	1		В	
Conversion Equipment	200/			2024	¢1 007 000	2	¢4.200	D	
Int Pkg Unit - Cooling	20%	·	4 4 - T ! - T - A A	2024	\$1,007,800	2	\$4,200	В	
_	Location	gerant, Ex : Various	tent : Light, Area A Locations						
Window/Wall Unit	80%			2018	\$643,500	1		В	
Heat Rejection									
Remote Air Cond	20%			2028	* *	2	\$47,400	В	
No Component	80%							D	
Ventilation									
Distribution	• 0						**	_	
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$37,900	В	
No Component	80%							D	
Exhaust Fans	5.5 0.			2022	#22.4.400	•	Φ π 000		
Interior	75%			2023	\$324,400	2	\$7,900	В	
No Component	25%							D	
Plumbing									
H/C Water Piping	£00/			2022	* *	1		D	
Brass/Copper	50%			2033	* *	1		В	
Galv Iron/Steel	50%			2028	4. 4.	1		В	
HW Heat Exchanger HTHW/HW	100%			2033	* *			В	
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1		В	
Sump Pump(s)									
Rigid Piping	100%			2028	* *	4	\$2,000	В	
Sewage Ejector(s)							·		
Electric	100%			2028	* *	4	\$2,000	В	
Backflow Preventer							•		
No Component	70%							D	
Generic	30%			2028	* *	1	\$6,300	В	
Fixtures									
Generic	100%							В	

Vertical Transport

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

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

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

Mechanical	Current Repair	Future R	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport						
Elevators Geared Traction	100%	LIFE	* *			C
Geared Traction						C
	Other Observation, Extent: Lig	пі, Агеа Аffестеа : 10	00%			
	Location: B-10					
	Explanation : 10 Units					
Fire Suppression	·	·	·			
Standpipe						
Generic	100%	2033	* *	1-5	\$178,000	В
Sprinkler						
No Component	25%					D
Generic	75%	2043	* *	1-2	\$71,500	В

Print Date: 05-Sep-2013 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

Asset Name : KENT AVENUE SHOPS

Address : 390 KENT AVENUE @WILLIAMSBURG BRIDGE

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		

Total	\$217,700	\$17,000	\$30,100	\$24,900
Priority C	\$18,200			\$2,600
Priority B	\$109,500	\$17,000	\$30,100	\$22,300
Priority A	\$90,000			
Total	\$217,700	\$17,000	\$30,100	\$24,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$91,200	\$11,800	\$24,600	\$17,000
Electrical	\$14,400	\$1,300	\$1,500	\$1,400
Interior Architecture	\$18,200			\$2,600
Exterior Architecture	\$90,000			
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Type	Architecture	Current Rep	Current Repair Futur		iture Replacement		Maintenance	
Exterior Walls Cast in Place Concrete 10%	Component		Sstimated Cost		Estimated Cost	-	Estimated Cost	Priority Code
Cast in Place Concrete 10%								
Masonry: Brick		1.00/		LIDE	* *	-	¢24.600	
Masonry: Limestone 5%	Cast in Place Concrete	Recent Repair Evident,				3	\$34,000	А
Metal Coiling Doors	Masonry: Brick	Cracking/Crumbling, E.	_			5	\$51,800	A
Broken/Missing Elements, Extent : Light, Area Affected : 10%	Masonry: Limestone	5%		LIFE	* *	5	\$2,600	A
Aluminum	•	Broken/Missing Elemen	ts, Extent : Light			5	\$5,400	A
Parapets								
Cast Stone/Terra Cotta 10%	Aluminum	Recent Replace Evident	_			5	\$10,100	A
Masonry: Brick 90%								
Roof Built-Up (BUR)								A
Built-Up (BUR)	•	9070		LIIT		3-10	\$71,700	Λ
Cast in Place Concrete 15% Now		Recent Replace Evident				10	\$83,600	A
Cast in Place Concrete 15% Now \$72,400 LIFE ** 5 \$34,300 C Cacking/Crumbling, Extent: Severe, Area Affected: 25% Location: Loading Dock And Throughout Ceramic Tile 5% 2-4 \$11,700 2027 ** 5 \$2,600 C Cacking/Crumbling, Extent: Light, Area Affected: 20% Location: Throughout Panel/Paver: Cer/Brk 25% 2-4 \$227,200 2040 ** 5 \$29,400 C \$20,400 C \$20	nterior							
Cracking/Crumbling, Extent : Severe, Area Affected : 25% Location : Loading Dock And Throughout		1.50/ 3.1	Φ72 400	TTEE	ale ale	-	ф 2.1.2 00	a
Cracking/Crumbling, Extent: Light, Area Affected: 20% Location: Throughout Panel/Paver: Cer/Brk 25% 2-4 \$227,200 2040 ** 5 \$29,400 C Cracking/Crumbling, Extent: Light, Area Affected: 10% Location: Throughout Vinyl Tile 10% Now \$20,100 2029 ** 3 \$3,900 C Broken/Missing Elements, Extent: Moderate, Area Affected: 25% Location: Throughout Offices Vinyl Tile 10% 4+ \$100,700 2034 ** 3 \$3,900 C Cracking/Crumbling, Extent: Severe, Area Affected: 40% Location: Throughout	Cast in Place Concrete	Cracking/Crumbling, E.	xtent : Severe, A	rea Affeci		5	\$34,300	C
Cracking/Crumbling, Extent: Light, Area Affected: 10% Location: Throughout Vinyl Tile 10% Now \$20,100 2029 ** 3 \$3,900 C Broken/Missing Elements, Extent: Moderate, Area Affected: 25% Location: Throughout Offices Vinyl Tile 10% 4+ \$100,700 2034 ** 3 \$3,900 C Cracking/Crumbling, Extent: Severe, Area Affected: 40% Location: Throughout	Ceramic Tile	Cracking/Crumbling, E.	xtent : Light, Are			5	\$2,600	С
Broken/Missing Elements, Extent: Moderate, Area Affected: 25% Location: Throughout Offices Vinyl Tile 10% 4+ \$100,700 2034 ** 3 \$3,900 C Cracking/Crumbling, Extent: Severe, Area Affected: 40% Location: Throughout	Panel/Paver: Cer/Brk	Cracking/Crumbling, E.	xtent : Light, Are			5	\$29,400	С
Cracking/Crumbling, Extent : Severe, Area Affected : 40% Location : Throughout	Vinyl Tile	Broken/Missing Elemen	ts, Extent : Mode			3	\$3,900	С
	Vinyl Tile	Cracking/Crumbling, E.	xtent : Severe, A			3	\$3,900	С
WOOD 55% ZU19 ** 5 %68 /UU C	Wood	35%	•	2039	* *	5	\$68,700	С

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

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

Asset #: 2037

Architecture		Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Concrete Masonry Unit	50%	4+	\$199,900	LIFE	* *	5	\$10,500	C
		Crumbling, 1: Through	Extent : Light, Are out	a Affecte	ed : 20%			
Gypsum Board	25%	4+	\$48,300	LIFE	* *	5	\$7,800	С
	U	Crumbling, 1: Through	Extent : Light, Are out	a Affecte	ed : 10%			
SGFT/Glazed Masonry	25%			LIFE	* *	10	\$6,500	С
Ceilings								
AcousTileConcealSpLn	25%	Now	\$203,700	2044	* *	5	\$16,300	В
-	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 20%			
	Location	: Lockers,	Basement And Bat	hrooms				
Exposed Concrete	75%	4+	\$305,400	LIFE	* *	5	\$12,300	В
-	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 5%			
	Location	ı : Under L	oading Dock Area					

ectrical		Current Repair	Futur	e Replacement	M	aintenance		
stem Component Type		fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
der 600 Volts								
Service Equipment								
Molded Case Bkrs	100%		2044	* *	5	\$1,900	В	
	Other Obser	vation, Extent : Moderate, A	rea Affe	ected : 100%				
	Location:	Electrical Room						
	Explanatio	on : One 2000 Amps Main D	isconnec	et Switch				
Switchgear / Switchboard								
Air Circuit Breaker	90%		2044	* *	5	\$300	В	
Molded Case Bkrs	10%		2044	* *	5	\$200	В	
Raceway								
Conduit	50%		2024	\$18,600	1		В	
Conduit	50%		2044	* *	1		В	
Panelboards								
Fused Disc Sw	10%		2040	* *	5	\$200	В	
Molded Case Bkrs	85%		2040	* *	5	\$1,600	В	
	Recent Insta	llation, Extent : Light, Area	Affected	l : 100%				
	Location:	Basement, 1st Floor						
Molded Case Bkrs	5%		2023	\$1,400	5	\$100	В	
Wiring						·		
Braided Cloth	10%	2-4 \$2.800	2049	* *	1		В	
		ged, Extent : Moderate, Are		ed : 100%				
	Location:	o .	55					
Thermoplastic	90%		2044	* *	1		В	
Motor Controllers								
Locally Mounted	50%		2022	\$19,300	5	\$200	В	
Locally Mounted	50%		2037	* *	5	\$200	В	

Ground

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

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

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

Asset #: 2037

Electrical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$2,100	В
Lighting						
Interior Lighting						
Fluorescent	100%	2029	* *	10	\$64,100	В
	Other Observation, Extent: Mod	lerate, Area Affecte	d: 100%			
	Location: Throughout The Bui	lding				
	Explanation: Using T-8 Lamp	s				
Egress Lighting						
Emergency, Battery	50%	2019	\$14,600	10	\$8,400	В
Exit, Service	50%	2019	\$5,900	1		В
Exterior Lighting						
HID	100%	2029	* *	10	\$200	В
Alarm						
Security System						
No Component	50%					D
Generic	50%	2029	* *	1	\$13,100	В

Mechanical	Current R	epair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Fuel Oil No 2	100% Now	\$9,900	2044	* *	5	\$10,800	В
	Leak Evident, Extent	: Moderate, Area A	Affected :	5%			
	Location: Oil Supp	ly System					
Conversion Equipment							
Steam Boiler	100% Now	\$7,800	2037	* *	1	\$62,400	В
	Malfunctioning, Exter	ıt : Moderate, Ared	a Affected	! : 5%			
	Location: Control S	System					
	Other Observation, E	xtent : Severe, Are	a Affected	l : 100%			
	Location: Basemen	t					
	Explanation: 2 Boil	lers					
Distribution							
Steam Piping/Pump	100%		2034	* *	4	\$3,500	В
Terminal Devices							
Air Handler	20%		2024	\$86,800	1	\$8,700	В
Convector/Radiator	60%		2037	* *	1	\$13,600	В
Fan Coil Unit/Heat	20%		2029	* *	1	\$4,500	В
Air Conditioning							
Energy Source							
Electricity	100%		2040	* *	1		В
Conversion Equipment							
Window/Wall Unit	20%		2022	\$33,100	1		В
No Component	80%			•			D
Vantilation							

Ventilation

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

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

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

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$61,700	В
Exhaust Fans						_		_
Interior	10%			2024	\$8,900	2	\$200	В
Roof	90%			2034	* *	2	\$1,900	В
		Other Observation, Extent : Light, Area Affected : 100%						
	Location		E COUTE D.C.	. 1	T. T. C . 11			
DI 1:	Explana	ion: Few	Fans Still To Be Co	onnected	To The Controller	S		
Plumbing								
H/C Water Piping Galv Iron/Steel	1000/			2029	* *	1		В
Water Heater	100%			2029		1		Б
w ater Heater Gas Fired	100%	0-2	\$18,700	2024	\$18,700	2	\$800	В
Gas Filed	On Extended Life, Extent: Moderate, Area Affected: 100%						\$600	Ъ
		-	it Boiler Room	eu rijjec	ieu . 10070			
HW Heat Exchanger	<u> </u>	. Busemer	ii Boilei Room					
Low Temp	100%			2034	* *	4	\$6,900	В
Sanitary Piping	10070			2034		4	\$0,900	ъ
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	10070			LII L				
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)	10070							
Submersible	100%			2017	\$6,300	4	\$2,000	В
Sewage Ejector(s)	10070			2017	Ψ0,500	•	Ψ2,000	
Compressed Air	100%	0-2	\$26,900	2054	* *	4	\$1,300	В
Compressed 1 m			nt : Moderate, Ared		d : 100%	·	Ψ1,000	
	-	: Basemer		55				
Backflow Preventer								
Generic	100%			2024	\$7,800	1	\$4,300	В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	Other Obs	ervation, E	Extent : Light, Area	Affected	! : 100%			
	Location: Basement: First Floor							
	Explana	ion : One	Unit					
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	\$35,300	В

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

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

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		

Total	\$842,700	\$427,400	\$303,800	\$5,082,900
Priority C	\$533,900	\$191,300		\$4,826,400
Priority B	\$265,500	\$236,100	\$278,800	\$230,200
Priority A	\$43,200		\$25,000	\$26,400
Total	\$842,700	\$427,400	\$303,800	\$5,082,900
Elevators/Escalators	\$106,600	\$106,600	\$106,600	\$106,600
Mechanical	\$125,100	\$95,500	\$150,100	\$96,500
Electrical	\$33,800	\$34,000	\$22,000	\$27,000
Interior Architecture	\$533,900	\$191,300		\$4,826,400
Exterior Architecture	\$43,200		\$25,000	\$26,400
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 2043

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
terior									
Exterior Walls									
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$113,000	A	
Masonry: Brick	78%	Now	\$382,600	LIFE	* *	5	\$225,600	A	
	-	Repairs in Progress, Extent: Light, Area Affected: 10%							
			treet Facade						
			e, Extent : Light, Ai	ea Affec	ted : 20%				
		: West Fa							
			Extent : Moderate, A	Area Affe	cted : 10%				
		: Under W	/indows						
Masonry: Limestone	10%			LIFE	* *	5	\$21,700	A	
Metal Panel	2%			2042	* *	5-10	\$39,800	Α	
Granite Panels	2%	Now	\$35,400	LIFE	**	5	\$4,300	Α	
			Moderate, Area Aj Base On West Fac		5%				
	_		Extent : Moderate,		fected : 10%				
		_	Base On West Fac						
	_	Deteriorate : West Fa	ed, Extent : Modera cade	te, Area	Affected : 20%				
Stucco Cement	2%			2035	* *	5	\$14,500	A	
Window Wall	1%			2042	* *	5	\$10,800	Α	
Windows							•		
Aluminum	90%			2038	* *	5	\$52,800	A	
Steel	10%	Now	\$16,000	2030	* *	5	\$36,600	A	
		Rusting, E : Penthou	Extent : Moderate, A se Level	Area Affe	cted : 10%				
	Water Pen	etration, E	Extent : Light, Area	Affected	: 5%				
		: Penthou		55					
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	* *			Α	
Copper/Terne	75%			2050	* *	10	\$128,500	A	
Modified Bitumen	20%	Now	\$20,000	2022	\$100,100			A	
		xtent : Mod : Through	derate, Area Affecto out	ed : 20%					
		_	: Moderate, Area	Affected	: 100%				
	Location	: Through	out						

Interior

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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Floors								
Carpet	20%			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
		al Cracks, E n : Entrance	xtent : Light, Area	Affected	: 10%			
Vinyl Tile	43%			2022	\$14,727,200	3	\$574,000	С
Vinyl Tile	10%		\$3,424,900	2032	* *	3	\$133,500	C
	Location Broken/M	n : Basemen Iissing Elem	tent : Severe, Area at And 8th Floor eents, Extent : Seve at And 8th Floor					
Interior Walls								
Cast in Place Concrete	Location Staining/I Location	/Crumbling, n : At Vault Discoloring, n : Electrica	\$88,400 Extent: Moderate In Basement Extent: Moderate Il Room,Basement xtent: Moderate, A	, Area Ą	ffected : 20%			С
			l Room,Basement	33				
Glass: Single Pane	5%			LIFE	* *	5	\$5,000	C
Gypsum Board	38%			LIFE	* *	5	\$30,600	C
Masonry: Brick	10%			LIFE	* *	3	Ψ30,000	C
Marble Panels	2%			LIFE	* *			C
Plaster	35%		\$43,500	LIFE	* *	5	\$14,100	C
T Auditor	Cracking/ Location Recent Re	Crumbling, n : 8th Floo	Extent : Severe, A. r, Various Offices (nt, Extent : Light, A	rea Affec On Other	r Floors	J	Ψ1.,100	C

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

Asset #: 2043

Architecture	Currer	nt Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior								
Ceilings					_		_	
AcousTileConcealSpLn			2020	\$6,929,500	5	\$1,112,300	В	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 20% Location : Various						
	Staining/Discolori Location : Throu	ng, Extent : Severe, A ghout	rea Affec	eted : 100%				
AcousTileSusp.Lay-In	35% Now	\$840,000	2027	* *	5	\$622,900	В	
	Broken/Missing Education : Vario	ements, Extent : Mod us Throughout	lerate, Ar	ea Affected : 20%				
AcousTileSusp.Lay-In	8% Now	\$1,152,100	2035	* *	5	\$142,400	В	
	Broken/Missing Elements, Extent : Severe, Area Affected : 100% Location : 8th Floor							
	Misaligned/Bulgin Location: 8th Fi	g, Extent : Severe, Ar oor	ea Affect	ed : 100%				
	Staining/Discolori Location : 8th Fi	ng, Extent : Severe, A loor	rea Affec	eted : 50%				
Exposed Concrete	5%		LIFE	* *	5	\$27,800	В	
1	Recent Repair Evi	dent, Extent : Light, A	rea Affe	cted : 8%				
		ical Room, Basement						
Plaster	25%		LIFE	* *	5	\$556,200	В	
Plaster	2%		LIFE	* *	5	\$44,500	В	

Electrical	Current Repair	Future	Replacement	M	aintenance		
ystem Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
nder 600 Volts							
Service Equipment							
Fused Disc Sw	75%	2048	* *	5	\$900	В	
	Other Observation, Extent: 1	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location : Electrical Room	Basement					
	Explanation: 4000 Amps						
Fused Disc Sw	25%	2022	\$41,100	5	\$300	В	
Transformers							
Dry Type	100%	2039	* *	5	\$1,000	В	
	Other Observation, Extent: I	Light, Area Affected	: 100%				
	Location: Throughout						
	Explanation: Various Sizes	S					
Switchgear / Switchboard							
Molded Case Bkrs	100%	2048	* *	5	\$7,000	В	
Raceway							
Conduit	80%	2022	\$350,500	1		В	
Conduit	20%	2048	* *	1		В	
Panelboards							
Molded Case Bkrs	20%	2030	* *	5	\$1,400	В	
Molded Case Bkrs	80%	2044	* *	5	\$5,600	В	

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

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

Asset #: 2043

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Braided Cloth	30%	2-4	\$153,100	2047	* *	1		В
		_	ent : Moderate, Are	a Affecte	ed : 100%			
		ı : Electrica	ıl Room					
Thermoplastic	30%			2032	* *	1		В
Thermoplastic	40%			2048	* *	1		В
Motor Controllers	=				de de	_	44.500	_
Locally Mounted	70%			2035	* *	5	\$1,200	В
Motor Control Center	30%			2035	* *	5	\$2,100	В
Grounding Davises								
Grounding Devices Generic	100%	2-4	\$900	LIFE	* *	5	\$3,900	В
Generic			\$900 Extent : Moderate, A			3	\$3,900	Ь
			ain Basement	пен Аује	ciea . 100/0			
		tion : Corre						
Stand-by Power	Влрини	non. com	, aca					
Transfer Switches								
Automatic	100%			2020	\$10,600	1	\$80,800	В
Generators					, -,		,	
Diesel	100%			2018	\$68,300	1	\$101,400	В
	Other Obs	servation, E	Extent : Moderate, A	Area Affe			, ,	
	Location	ı : Water Pi	ump Room Basemer	nt				
	Explana	tion : One 4	41 Kva					
Batteries								
Lead/Acid	100%			2015	\$600	5	\$9,700	В
Fuel Storage								
Day Tank	50%			2021	\$11,000	5	\$24,300	В
Main Tank	50%			2025	* *	5	\$3,900	В
Lighting								
Interior Lighting	400						** ** **	_
Fluorescent	100%			2022	\$1,334,100	10	\$240,200	В
			Extent : Moderate, A	Area Affe	cted : 100%			
		ı : Through						
	Explana	tion : T-8 L	amps					
Egress Lighting	1.00/			2027	* *			ъ
Emergency, Service	10%			2027	**	1		В
Exit, LED	90%			2062	* *	1		В
Exterior Lighting	1000/			2022	¢110.200	10	ΦΩΩΩ	D
HID	100%			2022	\$110,300	10	\$800	В
Alarm								
Fire/Smoke Detection	750/							D
No Component	75%			2027	* *	1.2	¢41 600	D P
Generic	25%			2027	-1- 4-	1-3	\$41,600	В

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

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

Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2042	* *	1		В
	Location:	Vault	xtent : Light, Area		: 100%			
Commission Equipment	Ехриананс	m . One 1	0,000 Gallon Tank	<u>. </u>				
Conversion Equipment Steam Boiler	100% Other Obser Location:		xtent : Light, Area	2035 Affected	**: 100%	1	\$259,600	В
	Explanation:							
Distribution	Блринин	5 Omi	<i></i>					
Hot Wtr Piping/Pump	50%			2030	* *	4	\$6,500	В
Steam Piping/Pump	50%			2032	* *	4	\$9,700	В
Terminal Devices							12,12	
Air Handler	30%	Now	\$9,800	2022	\$487,500	1	\$43,800	В
	Other Obser	vation, E	xtent : Moderate, A	Area Affe	ected: 3%			
	Location:	Compress	sor And Air Dryer					
	Explanatio	on : Pneur	natic Control Syste	em				
Convector/Radiator	50%			2035	* *	1	\$42,400	В
Fan Coil Unit/Heat	20%			2022	\$902,600	1	\$17,000	В
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		В
Conversion Equipment								
Centrifugal, Elec Chiller				2031	* *	1	\$255,200	В
			ent : Light, Area A	ffected :	100%			
	Location :	Basemen	t					
Ext Pkg Unit - Cooling	5%			2022	\$69,600	2	\$800	В
	R-22 Refrige Location :		ent : Light, Area A	ffected :	100%			
No Component	5%							D
Distribution								
Chilled Wtr Pipe/Pump	80%			2032	* *	4	\$15,500	В
No Component	20%							D
Terminal Devices								
Air Handler/Cool/Ht	Noisy/Vibra	_	\$109,500 nt : Moderate, Are Locations Through			1	\$131,300	В
Fan Coil - Cool/Heat	5%			2022	\$271,000	1	\$4,200	В
No Component	5%			2022	Ψ2/1,000	1	Ψ4,200	D
No Component	J 70							ע

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

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

Asset #: 2043

Mechanical	Curro	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning							
Heat Rejection							
Air Condenser Unit	5%		2022	\$28,600	2	\$9,100	В
Water Cool Tower	90%	T	2023	\$739,700	2	\$237,200	В
		on, Extent : Light, Area	Affected	: 100%			
	Location : Adja	•					
N. C	Explanation : C	Jooning Tower					
No Component	5%						D
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$146,000	В
Exhaust Fans	100%		LIFE		2-3	\$140,000	Б
Interior	80%		2022	\$266,600	2	\$6,500	В
Roof	20%		2022	\$47,900	2	\$1,600	В
Plumbing	2070		2022	Ψ+1,200		ψ1,000	
H/C Water Piping							
Galv Iron/Steel	100% 0-2	\$180,000	2027	* *	1		В
		t : Severe, Area Affecte			-		2
	Location : Thre						
Water Heater							
Gas Fired	100%		2020	\$70,100	2	\$3,900	В
	Other Observation	on, Extent : Light, Area	Affected			. ,	
	Location: Base	ement					
	Explanation : C	One 250 Gallon Tank					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2022	\$10,400	4	\$1,300	В
Sewage Ejector(s)							
Electric	100%		2022	\$10,400	4	\$1,300	В
Fixtures	400-1						_
Generic	100%	T	1.00	1 1000/			В
		s, Extent : Severe, Area	ı Affectea	t : 100%			
	Location : Thre	ougnout					
Vertical Transport							
Elevators Geared Traction	100%		LIFE	* *			С
Geared Traction		on Entont Light Ange					C
		on, Extent : Light, Area vel From 1st : 12th Flo		. 100%			
	Explanation: 9		OI .				
Fire Suppression	Елрининон . У	Onno					
Standpipe							
Generic	100%		2042	* *	1-5	\$137,100	В
Sprinkler	100/0		2012		1.5	Ψ137,100	
No Component	95%						D
Generic	5%		2032	* *	1-2	\$3,700	В
	570		2002		. 2	Ψ5,700	

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

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

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

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

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



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

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

Asset #: 13877

Architecture	Current Repair	Future Replacement	Maintenance						
vstem Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Cod					
terior									
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 \$237,4	400 LIFE **	5 \$13,100	A					
•	Staining/Discoloring, Extent: Mod	lerate, Area Affected : 15%							
	Location : Penthouse, Window Si	Ells							
Windows									
Bronze/Brass	60%	2031 **	5 \$796,200	A					
Steel	40% Now \$1,503,7	700 2031 **	5 \$530,800	A					
	Corrosion/Rusting, Extent: Moder	rate, Area Affected : 25%							
	Location: Courtyards								
	Thermally Inefficient, Extent : Mod	lerate, Area Affected : 50%							
	Location: Courtyards								
Parapets									
Copper/Terne	2%	2043 * *	5 \$1,800	A					
	Other Observation, Extent: Moder	rate, Area Affected : 100%							
	Location : Coping								
	Explanation: Covered With Tar								
Masonry: Brick	53%	LIFE **	5 \$10,000	A					
Masonry: Granite	45%	LIFE **	5 \$10,700	A					
Roof			,						
Built-Up (BUR)	80% Now \$348,8	800 2033 **		A					
- F (-)		Blisters, Extent: Moderate, Area Affected: 25%							
	Location: Over 9th Floor								
	Water Penetration, Extent: Severe	. Area Affected : 30%							
	Location : Over 9th Floor	,							
	Worn/Eroded, Extent: Moderate, A	Area Affected : 50%							
	Location: Over 9th Floor	Trea Typeciea . 3070							
Cinala Di Manda		2022 057 200	10 016000						
Single Ply Membrane	20%	2023 \$57,300	10 \$16,000	A					
	Recent Repair Evident, Extent : Lig	gnt, Area Affected : 25%							
	Location: Over 8th Floor								

Interior

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

Asset #: 13877

Architecture	Curren	t Repair	Futur	Future Replacement		Maintenance			
ystem Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
terior									
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		
	_	ements, Extent : Mod		rea Affected : 25%					
		ors And Offices, 9th							
	_	g, Extent : Moderate	-	ffected : 25%					
		ors And Offices, 9th							
		Extent: Moderate,	Area Affe	ected : 100%					
	Location : Throug								
	Explanation: 9x9	Tiles							
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		
	Cracking/Crumbling, Extent: Severe, Area Affected: 25%								
	Location: 9th Floor								
	Deteriorated Finish, Extent: Severe, Area Affected: 100%								
	Location: 9th Floor								
	_	nt : Severe, Area Aff	ected : 1	00%					
	Location : 9th Flo	oor							
Plaster	35%		LIFE	* *	5	\$36,000	С		
Ceilings									
AcousTile,Adhered	20%		2028	* *	5	\$88,100	В		
AcousTileSusp.Lay-In	10%		2036	* *	5	\$44,000	В		
Gypsum Board	5%		LIFE	* *	5	\$27,500	В		
Plaster	52%		LIFE	* *	5	\$143,100	В		
Plaster	8% Now	\$61,100	LIFE	* *	5	\$22,000	В		
		g, Extent : Severe, A	rea Affec	cted : 10%					
	Location: 9th Floor								
	Paint Peeling, Extent : Severe, Area Affected : 25% Location : 9th Floor								
	Staining/Discoloring, Extent : Severe, Area Affected : 50% Location : 9th Floor								
		Extent : Severe, Are	a Affecte	d : 30%					
Plaster	5%		LIFE	* *	5	\$13,800	В		
	- 70					Ψ12,000			

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

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

Asset #: 13877

Electrical	Current Repair	Future F	Replacement	Ma	aintenance					
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod				
Inder 600 Volts										
Service Equipment	2004	20.40	ate ate	_	φ					
Air Circuit Breaker	30%	2049	**	5	\$600	В				
	Other Observation, Extent: Mod	erate, Area Affecte	ed : 100%							
	Location: Electrical Room		@ 1000 A							
E 15: 6	Explanation : Low Voltage Pow		* *		Ф1 200					
Fused Disc Sw	70%	2033		5	\$1,300	В				
	Other Observation, Extent : Mod Location : Electrical Room	erate, Area Affecte	ea : 100%							
		rin Comico Ductor	to							
Switch coon / Switchhound	Explanation: 2-4000 Amps Ma	un Service Proieci	ors							
Switchgear / Switchboard Air Circuit Breaker	30%	2049	* *	5	\$600	В				
All Circuit Bleaker				3	\$000	ь				
	Location : Electrical Room	Other Observation, Extent: Moderate, Area Affected: 100%								
	Explanation: Low Voltage Pow	ver Breakers								
Fused Disc Sw	70%	2033	* *	5	\$1,300	В				
Raceway	. 0,0				Ψ1,000					
Conduit	90%	2023	\$591,500	1		В				
Conduit	10%	2049	**	1		В				
Panelboards										
Fused Disc Sw	5%	2045	* *	5	\$500	В				
Molded Case Bkrs	85%	2022	\$474,800	5	\$9,200	В				
Molded Case Bkrs	10%	2045	* *	5	\$1,100	В				
Wiring										
Braided Cloth	90% 2-4 \$689	,100 2048	* *	1		В				
	Insulation Aged, Extent : Modera		100%							
	Location : Throughout The Buil	lding								
Thermoplastic	10%	2049	* *	1		В				
Motor Controllers										
Locally Mounted	60% 2-4 \$426	,900 2043	* *	5	\$800	В				
	On Extended Life, Extent: Mode	rate, Area Affected	l : 100%							
	Location: Basement									
Locally Mounted	20%	2021	\$142,300	5	\$600	В				
Locally Mounted	20%	2040	* *	5	\$600	В				
Ground										
Grounding Devices										
Not Accessible	50%					D				
	Other Observation, Extent : Light, Area Affected : 0%									
	Location:									
	Explanation: Covered With Ins									
Generic	50%	LIFE	* *	5	\$3,000	В				
tand-by Power										
Transfer Switches	1000/	2020	* *	1	¢127.200	D				
Automatic	100%	2028	~ ~ ~	1	\$126,300	В				

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

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

Asset #: 13877

Electrical	Current Repair	Future R	eplacement	M	aintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Stand-by Power									
Generators						_			
Diesel	100%	2026	* *	1	\$158,400	В			
	Other Observation, Extent : Moderate,	Area Affecte	d : 100%						
	Location: Basement	_							
	Explanation: 125 Kw Onan Cummin	s Genset							
Batteries	4000	2016	Φ.500	_	404.300				
Nickel Cadmium	100%	2016	\$600	5	\$91,200	В			
Fuel Storage	- 0			_	** **********************************	_			
Day Tank	50%	2031	**	5	\$38,000	В			
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Generator Room								
	Explanation: No Available Rating Co								
Main Tank	50%	2038	* *	5	\$6,000	В			
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Generator Room								
	Explanation: 275 Gallons Capacity								
ighting									
Interior Lighting	7.50/	2022	Φ1 5 C2 400	10	#201 400	ъ			
Fluorescent	75%	2023	\$1,563,400	10	\$281,400	В			
	Other Observation, Extent: Moderate,	Area Affecte	a:100%						
	Location: Throughout The Building								
-	Explanation: T-12 Lamps	2021	ata ata	10	Φ				
Fluorescent	20%	2031	**	10	\$75,000	В			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Some Areas								
	Explanation: T-8 Lamps								
Fluorescent	5%	2023	\$104,200	10	\$18,800	В			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Staircase Area	-							
D	Explanation: Compact Fluorescent I	Lamps							
Egress Lighting	400/	2022	¢ 60 500	10	¢20.500	D			
Emergency, Battery	40%	2023	\$68,500 * *	10	\$39,500	В			
Exit, LED	60%	2038		1		В			
Alarm									
Security System No Component	70%					D			
Generic	30%	2023	\$427,500	1	\$45,900	В			
Generic				1	Ψ+3,700	ь			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Lobby And Other Public Spaces								
	Explanation: CCTV Surveillance Ca								
Fire/Smoke Detection									
No Component	65%					D			
Generic	35%	2023	\$1,707,100	1-3	\$88,400	В			
~*	Other Observation, Extent : Moderate,			- 0	¥00,.00				
	Location : Hallways And Offices	55							
	Explanation: Strobe Lights, Manual	Pull Station	And Smoke Det	ectors					

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

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

Asset #: 13877

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•							
Energy Source								
Utility Steam	100%			2033	* *	1		В
	Other Obs	servation, E	Extent : Light, Area	Affected	! : 100%			
	Location	ı : Sub Base	ement Steam Room					
	Explana	tion : Stean	n From Con Ed					
Conversion Equipment								
Pres. Reducing Valve/LF	P 100%	Now	\$5,800	2026	* *	5	\$12,200	В
Steam								
			: Severe, Area Affe	ected: 3%	6			
			ement Prv Room					
			Extent : Light, Area	Affected	1:5%			
			sement Prv Room		D ## 1	ъ.		
District of	Explana	tion : 2 He	at Exchangers For	Marriag	e Bureau Heating	Devices		
Distribution	5 0/			2045	* *	4	¢1 000	D
Hot Wtr Piping/Pump	5%			2045	**	4	\$1,000	В
Steam Piping/Pump	95%			2033	* *	4	\$19,200	В
Terminal Devices	5 0/			2021	* *	1	¢12.700	D
Air Handler	5%			2031		1	\$12,700	В
Convector/Radiator	90%			2021	\$4,003,300	1	\$119,200	В
Fan Coil Unit/Heat	5%			2031		1	\$6,600	В
Air Conditioning								
Energy Source Electricity	100%			2039	* *	1		В
Conversion Equipment	10070			2039		1		ъ
Reciprocating	5%			2031	* *	1	\$9,500	В
Compr/Chiller	3 /0			2031		1	\$9,500	ъ
Compi, Cimici	R-22 Refr	igerant. Ex	tent : Light, Area A	ffected :	5%			
	-	_	oof, For Marriage		570			
Window/Wall Unit	85%			2018	\$922,000	1		
	10%			2018	\$823,000	1		B D
No Component		sarvation E	Extent : Light, Area	Affected	1 . 0%			D
		ı : Sub Base		Ајјестеи	. 070			
			ctric Centrifugal S	vstem Ne	ver Reen Connecte	od.		
Distribution	Ехрини	tion . I Lie	erre centrijugui s	ystem 1ve	ver Been connecte	-u		
Chilled Wtr Pipe/Pump	5%			2049	* *	4	\$1,000	В
No Component	95%			2047		7	φ1,000	D
Terminal Devices	7570							
Air Handler/Cool/Ht	5%			2031	* *	1	\$12,700	В
7 III Tiundion, Cool, Tit		servation. F	Extent : Light, Area		1:5%	•	Ψ12,700	
		ı : Marriag	_	5,5				
			Marriage Bureau					
No Component	95%		<u> </u>					D
Heat Rejection	7570							ע
Air Condenser Unit	5%			2031	* *	2	\$14,300	В
No Component	95%			2031		_	Ψ1 τ,500	D
140 Component	75/0							ע

Ventilation

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 LOUIS LEFKOWITZ BLDG.

Mechanical		Current Repair Fu		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$228,100	В
Exhaust Fans								
Interior	90%			2023	\$468,600	2	\$11,400	В
Roof	10%			2028	* *	2	\$1,300	В
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2043	* *	1		В
Galv Iron/Steel	10%	2-4	\$2,800	2028	* *	1		В
			oderate, Area Affed Tain, Sub Basement	cted : 5%	ó			
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$40,600	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2031	* *	4	\$2,000	В
Backflow Preventer								
No Component	50%							D
Generic	50%			2028	* *	1	\$12,600	В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Geared Traction	100% Other Obs Location		Extent : Light, Area	LIFE Affected	* *			С
	Explana	tion : 10 U	nits - 2 Freight, 8 P	assenge	r			
Fire Suppression Standpipe								
Generic	100%			2043	* *	1-5	\$206,600	В
Sprinkler							·	
No Component	90%							D
Generic	10%			2033	* *	1-2	\$11,500	В

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

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

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

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



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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior	'							•	
Exterior Walls									
Cast Stone/Terra Cotta	15%			LIFE	* *	5	\$100,600	Α	
Masonry: Brick	50%			LIFE	* *	5	\$42,900	A	
			Extent : Light, Area	a Affecte	d : 25%				
		: Through							
		Shed in Use i : Through	e, Extent : Moderat out	e, Area A	Affected : 50%				
Masonry: Granite	10%			LIFE	* *	5	\$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	Α	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		: Through							
			Extent : Moderate, A	Area Affe	ected : 100%				
		: Through							
		tion : Paint	ed						
Steel	50%			2022	\$216,400	5	\$42,400	A	
Parapets	4.007				ale ale	_	Φ=00		
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%	n	T I' 1 . A	LIFE		5	\$600	A	
		Repairs in Progress, Extent : Light, Area Affected : 25% Location : Throughout							
Roof	Location	i : Inrougn	ош						
Under Construction	100%							D	
nterior	10070								
Floors									
Carpet	15%			2022	\$64,600	3	\$15,000	C	
Cast in Place Concrete	5%			LIFE	**	5	\$7,300	Č	
Ceramic Tile	5%			2026	* *	5	\$3,300	Č	
Marble Panels	5%	Now	\$43,800	LIFE	* *	5	\$2,500	Č	
warete Tanets					ea Affected : 20%	J	Ψ2,500	C	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : Main Stair								
	_	Crumbling, a: Main Sta	Extent : Moderate uir	, Area Aj	ffected : 20%				
Quarry Tile	10%			2028	* *	5	\$10,000	C	
Vinyl Tile	40%			2023	\$277,700	3	\$10,000	C	
Vinyl Tile	20%			2023	**	3	\$5,000	C	

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

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

Asset #: 13880

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$5,000	C
Concrete Masonry Unit	5%			LIFE	* *	5	\$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
	Water Per	n : Main Sto netration, E n : Main Sto	xtent : Moderate, A	Area Affe	cted : 20%			
Plaster	40%			LIFE	* *	5	\$11,900	C
Ceilings								
AcousTileSusp.Lay-In	40%			2036	* *	5	\$26,700	В
AcousTileSusp.Lay-In	20%			2028	* *	5	\$13,400	В
Masonry: Vault Struct	5%			LIFE	* *			В
Plaster	10%	Now	\$25,000	LIFE	* *	5	\$4,200	В
	Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Bulkhead Water Penetration, Extent: Moderate, Area Affected: 30% Location: 6th Floor And Bulkhead							
Plaster	25%			LIFE	* *	5	\$10,400	В

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Jnder 600 Volts									
Service Equipment									
Fused Disc Sw	50%			2023	\$1,700	5	\$100	В	
		Other Observation, Extent : Moderate, Area Affected : 100%							
	Location :	Electrica	ıl Room						
	Explanation	on : Main	Service Disconnec	t Switch	Rated @ 800 Amp	eres			
Under Construction	50%							D	
Switchgear / Switchboard									
Fused Disc Sw	50%			2023	\$24,400	5	\$100	В	
Under Construction	50%							D	
Raceway									
Conduit	75%			2023	\$19,900	1		В	
Under Construction	25%							D	
Panelboards									
Fused Disc Sw	10%			2022	\$3,700	5	\$100	В	
Molded Case Bkrs	20%	2-4	\$7,400	2048	* *	5	\$100	В	
	On Extende	d Life, Ex	tent : Severe, Area	Affected	! : 100%				
	Location :	Through	out						
Molded Case Bkrs	30%			2031	* *	5	\$200	В	
Molded Case Bkrs	20%			2022	\$7,400	5	\$200	В	
Under Construction	20%							D	

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

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

Asset #: 13880

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•							
Wiring								
Braided Cloth	70%	2-4	\$19,900	2048	* *	1		В
		_	ent : Moderate, Are	a Affecte	ed : 100%			
		: Through	out The Building					
Thermoplastic	10%			2023	\$2,800	1		В
Under Construction	20%							D
Motor Controllers	200/			2021	4.700	_		
Locally Mounted	20%			2021	\$4,500	5		В
Under Construction	80%							D
Grounding Davices								
Grounding Devices Under Construction	50%							D
Generic	50%	Now	\$500	LIFE	* *	5	\$200	В
Generic			xtent : Severe, Are		d · 100%	3	Ψ200	ъ
		: Water M		a rijjeete	u . 10070			
			oded And Connecte	d With M	1ain Water Pipe			
Lighting								
Interior Lighting								
Fluorescent	80%			2018	\$152,500	10	\$21,600	В
			xtent : Moderate, A	Area Affe	ected : 100%			
		_	out The Building					
	Explanat	ion : T-12	Lamps					
Under Construction	20%							D
Egress Lighting								
Emergency, Battery	30%			2023	\$4,000	10	\$2,100	В
Exit, LED	70%			2058	* *	1		В
Alarm								
Security System	700/							Ъ
No Component	70%			2022	¢22.000	1	#2.200	D
Generic	30%	r	Sut out . M - J	2023	\$33,200	1	\$3,300	В
			xtent : Moderate, A rd, 1st, 5th And 6th		естеа : 100%			
			V Surveillance Syst					
Fire/Smoke Detection	Ехріанаі	ion . CCI	surveillance syst	em.				
No Component	70%							D
Generic	30%			2023	\$113,800	1-3	\$5,500	В
Generic		ervation. F	xtent : Moderate, A			1-3	Ψ5,500	ע
		: Hallway.						
	2000000		-					

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	Section Sectin Section Section Section Section Section Section Section Section	Cycle Estimated Cost (Yrs)	Priority Code
Heating Energy Source Natural Gas	100%	2033 **	1	В

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

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

Asset #: 13880

Mechanical	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Heating		•	•		•
Conversion Equipment	1000	2020		#20.200	-
Steam Boiler	100%	2028 **	1	\$29,200	В
	Other Observation, Extent: Light, A Location: Basement Boiler Room	Area Аffестеа : 100%			
	Explanation: 1 Unit - Scheduled T	To Re Replaced By New Hot W	ater Roile	r	
Distribution	Explanation . 1 Onti Scheduled 1	to be Replaced by Iven Hol We	ner Bone	,	
Steam Piping/Pump	100%	2023 \$255,800	4	\$2,200	В
r & r	Other Observation, Extent : Light, A			, ,	
	Location : Throughout				
	Explanation: Heating System Rep	lacement Is In Progress			
Terminal Devices					
Convector/Radiator	100%	2021 \$346,000	1	\$9,500	В
	Other Observation, Extent: Light, A	Area Affected : 100%			
	Location : Throughout				
	Explanation : Scheduled To Be Re	placed			
Air Conditioning					
Energy Source	100%	2031 **	1		В
Electricity Conversion Equipment	100%	2031	1		В
Ext Pkg Unit - Cooling	30%	2018 \$50,700	2	\$500	В
Ext I kg Unit - Coomig	Other Observation, Extent : Light, A		2	Ψ300	Б
	Location: Throughout	11001199000000			
	Explanation : A C System Replace	ment Is In Progress			
Window/Wall Unit	40%	2018 \$30,100	1		В
No Component	30%	2010 \$30,100	•		D
Ventilation					
Distribution					
Ductwork/Diffusers	30%	LIFE **	2-5	\$4,900	В
No Component	70%				D
Exhaust Fans					
Interior	30%	2018 \$12,100	2	\$300	В
No Component	70%				D
Plumbing					
H/C Water Piping	1000/	2021 \$100.400	1		D
Galv Iron/Steel	100%	2021 \$109,400	1		В
	Corroded, Extent : Severe, Area Affa Location : Water Main Valve, Bas				
	Other Observation, Extent: Light, A				
	Location: Throughout	rearyjectea : 10070			
	Explanation: System Replacemen.	t Is In Progress			
Water Heater	2 Joseph Ziepłademen				
Gas Fired	100%	2023 \$8,500	2	\$400	В
	Recent Replace Evident, Extent : Lig			, , , , ,	
	Location: Basement				
Sanitary Piping					
Cast Iron	100%	LIFE **	1		В

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

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

Mechanical	Curr	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Oate Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2033	* *	4	\$1,300	В
	Recent Replace I	Evident, Extent : Light,	Area Aff	ected : 100%			
	Location: Base	ement					
Fixtures							
Generic	100%						В
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			C
	Other Observation : B-6	on, Extent : Light, Area	Affected	! : 100%			
	Explanation : 1	Unit					
Fire Suppression							
Standpipe							
Generic	100%		2053	* *	1-5	\$14,900	В
		on, Extent : Light, Area	Affected	l : 100%			
	Location : Var	ious					
Sprinkler							
No Component	85%						D
Generic	15%		2023	\$64,200	1-2	\$1,200	В

Print Date: 05-Sep-2013 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

Asset Name : MUNICIPAL BUILDING
Address : 1 CENTRE STREET

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

Total	\$1,352,700	\$1,611,900	\$1,353,000	\$1,383,800
Priority C	\$45,200	\$318,500		\$45,200
Priority B	\$1,307,400	\$1,264,800	\$1,353,000	\$1,311,600
Priority A		\$28,600		\$27,000
Total	\$1,352,700	\$1,611,900	\$1,353,000	\$1,383,800
Elevators/Escalators	\$1,101,500	\$1,101,500	\$1,101,500	\$1,101,500
Mechanical	\$126,500	\$96,400	\$185,000	\$86,800
Electrical	\$61,400	\$67,000	\$66,500	\$93,100
Interior Architecture	\$63,300	\$318,500		\$75,400
Exterior Architecture		\$28,600		\$27,000
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls								
Masonry: Granite	100%			LIFE	* *	5	\$568,600	A
Windows								
Aluminum	95%			2039	* *	5	\$173,700	Α
Bronze/Brass	5%			2031	* *	5	\$57,200	A
Parapets								
Masonry: Brick	60%			LIFE	* *	5	\$22,600	Α
Masonry: Granite	30%			LIFE	* *	5	\$14,200	A
Masonry: Granite	10%		\$54,300	LIFE	* *	5	\$4,700	A
		r Miss/Eroo 1 : Coping	d, Extent : Moderat	te, Area A	Affected : 25%			
Roof								
Metal Panel	Location		=	2028 Area Affe	* * cted : 100%	10	\$27,000	A
Modified Bitumen	Location Water Per	aged Flash 1 : Over 24	xtent : Moderate, A					A
Modified Bitumen	40%			2023	\$310,400	10	\$39,300	A
Panel/Paver: Cer/Brk	20% Water Per	netration, E	\$56,500 xtent : Moderate, A iller Room In Sub-l	2043 Area Affe	* * cted : 20%		,,,,,,,,,,	A
terior								
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

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

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

Asset #: 2071

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	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
			xtent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Electrica	ıl Room					
Marble Panels	10%			LIFE	* *			C
Plaster	37%			LIFE	* *	5	\$87,700	C
Plaster	5%	Now	\$79,000	LIFE	* *	5	\$11,800	C
	Deteriora	ted Finish,	Extent : Moderate,	Area Aff	fected : 20%			
	Location	a : Stair To	25th Floor					
	Paint Pee	ling, Extent	: Moderate, Area	Affected .	: 20%			
	Location	a : Stair To	25th Floor					
Ceilings								
AcousTileConcealSpLn	15%			2028	* *	5	\$226,100	В
AcousTileSusp.Lay-In	5%			2028	* *	5	\$60,300	В
AcousTileSusp.Lay-In	32%			2036	* *	5	\$386,000	В
AcousTileSusp.Lay-In	3%			2040	* *	5	\$36,200	В
Exposed Concrete	3%		\$152,100	LIFE	* *	5	\$5,700	В
	_	Crumbling, 1 : Sub Base	Extent : Moderate ement	, Area Aj	ffected : 10%			
	Exposed F	Reinforceme	ent, Extent : Moder	ate, Area	ı Affected : 10%			
	Location	ı : Sub Base	ement					
		netration, E. 1 : Sub Base	xtent : Moderate, A ement	rea Affe	cted : 10%			
Gypsum Board	2%			LIFE	* *	5	\$30,200	В
Plaster	15%	Now	\$339,100	LIFE	* *	5	\$113,100	В
	Loose/Dei	lam Surface	, Extent : Moderat	e, Area A	ffected : 10%			
	Location	ı : Corridor	·s					
	_	_	Extent : Moderate (s) All floors	, Area Aj	ffected : 25%			
Plaster	25%		=	LIFE	* *	5	\$188,500	В

Electrical	Current Repair	Current Repair Future Replacement		Ma	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2043	* *	5	\$3,400	В
	Other Observation, Extent : Moderate, A	Area Affected	d: 100%			
	Location : Electrical Room					
	Explanation: (3) 6000 Amps Bolted P Bolted Pressure Main Disconnects.	ressure Switc	ch Main Discor	nnects; (4	!) 4000 Amps	

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

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

Asset #: 2071

Electrical	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Transformers						
Dry Type	50%	2021	\$7,600	5	\$1,400	В
	Other Observation, Extent : Moderate	e, Area Affecte	ed : 100%			
	Location : Electrical Room					
	Explanation : (3) 1000 Kva					
Dry Type	50%	2036	* *	5	\$1,400	В
	Other Observation, Extent: Moderate	e, Area Affecte	ed : 100%			
	Location : Electrical Room					
	Explanation : (2) 500 Kva , 480/277	7/208 Volts				
Switchgear / Switchboard						
Fused Disc Sw	10%	2023	\$91,000	5	\$300	В
Molded Case Bkrs	70%	2043	* *	5	\$14,100	В
Molded Case Bkrs	20%	2033	* *	5	\$4,000	В
Raceway						
Busway	5%	2028	* *	1		В
Conduit	55%	2023	\$650,800	1		В
Conduit	40%	2043	* *	1		В
Panelboards						
Molded Case Bkrs	50%	2022	\$511,000	5	\$10,100	В
Molded Case Bkrs	50%	2039	* *	5	\$10,100	В
Wiring						
Braided Cloth	20% 2-4 \$275,700		* *	1		В
	Insulation Aged, Extent: Moderate, A		: 100%			
	Location : Throughout The Building	7				
Busway	5%	2028	* *	1		В
Thermoplastic	30%	2033	* *	1		В
Thermoplastic	45%	2043	* *	1		В
Motor Controllers						
Locally Mounted	20%	2021	\$244,100	5	\$1,000	В
Locally Mounted	60%	2036	* *	5	\$3,100	В
Motor Control Center	20%	2021	\$244,100	5	\$4,200	В
Ground				_		
Grounding Devices						
Not Accessible	100%					D
	Other Observation, Extent : Light, Ar	ea Affected : (0%			
	Location:					
	Explanation : Connected To Metal V Insulation	Water Pipe. P	oint Of Contact	Not Visib	ole - Covered With	
Stand-by Power						
Transfer Switches						
Automatic	100%	2040	* *	1	\$234,700	В
Generators						
Diesel	100%	2036	* *	1	\$294,400	В
	Other Observation, Extent : Moderate		ed : 100%			
	Location: Generator Room/Basem					
	Explanation : Cumminns Genset Ra	ted @ 1352 K	(w			

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power						
Batteries				_		_
Lead/Acid	100%	2018	\$700	5	\$28,200	В
Fuel Storage	500/	2045	* *	5	¢74.000	D
Day Tank	50% Other Observation, Extent: Moderate,			5	\$74,800	В
	Location: Generator Room / Basemen		ciea . 100/0			
	Explanation: 550 Gallons Capacity					
Main Tank	50%	2038	* *	5	\$11,900	В
Lighting	3070	2030			Ψ11,>00	
Interior Lighting						
Fluorescent	59%	2028	* *	10	\$436,100	В
	Other Observation, Extent : Moderate, Location : Throughout The Building Explanation : T-8 Lamps	Area Affe	ected : 100%			
Fluorescent	30%	2023	\$1,330,800	10	\$221,800	В
	Other Observation, Extent : Moderate, Location : Throughout The Building Explanation : T-12 Lamps	Area Affe	ected : 100%			
Fluorescent	10%	2023	\$443,600	10	\$73,900	В
	Other Observation, Extent : Moderate, Location : Corridors And Basement		cted : 100%			
	Explanation: Compact Fluorescent L	amps				
HID	1%	2023	\$36,700	10	\$300	В
Egress Lighting	700 /	2020	de de	10	фо д 2 00	-
Emergency, Battery	50% Other Observation, Extent: Moderate, Location: Throughout The Building			10	\$97,300	В
	Explanation: Some Lighting Fixtures		pped With Battery	Pack		
Exit, LED	50%	2051	* *	1		В
Exterior Lighting	100-1					_
HID	100%	2023	\$346,000	10	\$2,400	В
Alarm						
Security System No Component	70%					D
Generic	30%	2031	* *	1	\$85,300	В
Sellerie	Other Observation, Extent : Moderate, Location : Lobby And Corridors	Area Affe		1	Ψ05,500	ב
 	Explanation: CCTV Surveillance Car	nera Syst	em			
Fire/Smoke Detection Under Construction	100%					D

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

Heating

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

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

Asset #: 2071

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	400							_
Utility Steam	100%			2033	* *	1		В
			Extent : Light, Area	Affected	: 100%			
			nt Steam Room					
Conversion Equipment	Explana	uon : Fron	ı Con Edison					
Conversion Equipment Pres. Reducing Valve/LI	P 100%			2026	* *	5	\$47,900	В
Steam	10070			2020		3	Ψ+7,200	Ъ
Distribution								
Steam Piping/Pump	100%			2033	* *	4	\$39,800	В
Terminal Devices	10070			2000		•	Ψ27,000	
Air Handler	10%			2023	\$540,300	1	\$49,900	В
Convector/Radiator	90%			2028	**	1	\$234,700	В
Air Conditioning				-			, ,,	
Energy Source								
Utility Steam	10%			2033	* *	1		В
Electricity	90%			2031	* *	1		В
Conversion Equipment								
Absorption	10%			2032	* *	1	\$87,300	В
Chiller/Steam/HW								
			Extent : Light, Area					
			ement Air Conditio		-			
		tion : 90%	Of Equipment Cap			y City Bu		
Int Pkg Unit - Cooling	10%			2021	\$1,393,600	2	\$5,000	В
Window/Wall Unit	65%			2018	\$1,339,200	1		В
No Component	15%							D
Distribution								_
Chilled Wtr Pipe/Pump	10%			2033	* *	4	\$4,000	В
No Component	90%							D
Terminal Devices	200/			2022	Φ 733 (00		#00.000	ъ
Air Handler/Cool/Ht	20%			2023	\$723,600	1	\$99,800	В
No Component	80%							D
Heat Rejection	2004			2021	Φ250 200	2	Φ1 CO OOO	ъ
Water Cool Tower	20%	Drogness	Extent : Light A	2021	\$350,300	2	\$162,200	В
	Repairs In Progress, Extent: Light, Area Affected: 10% Location: 5 Units On 26th Floor Roof. 2 Older Units Are Currently Under Repair							
			On 20th Floor Rooj Extent : Light, Area			пу Опае	г керин	
		servanon, 1 ı : 26th Flo	_	лујестеа	. 10070			
			=	acity Car	vices Other Nearh	v City De	iildinas	
Na Carraga		110n . 90%	Of Equipment Cap	ichy ser	vices Other Nearb	у Сиу Ви	maings	
No Component	80%							D
Ventilation Distribution								
Distribution Ductwork/Diffusers	20%			LIFE	* *	2-5	\$89,900	В
No Component	20% 80%			LIFE		2-3	\$69,90U	Б D
Exhaust Fans	00%							ע
Exhaust Fans Interior	20%			2023	\$93,300	2	\$5,000	В
No Component	20% 80%			2023	φ93,300	2	φ <i>5</i> ,000	D
140 Component	<i>0</i> 0%							ע

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

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

Mechanical	Current Repa	air Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
H/C Water Piping						
Brass/Copper	80%	2043	* *	1		В
Galv Iron/Steel	20%	2028	* *	1		В
HW Heat Exchanger						
Low Temp	100%	2033	* *	4	\$79,900	В
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location: Basement					
	Explanation: 3 Units					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2023	\$11,200	4	\$2,000	В
Sewage Ejector(s)						
Electric	100%	2028	* *	4	\$2,000	В
Backflow Preventer						
Generic	100%	2031	* *	1	\$49,800	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location : (16) 1-15 (8	8) 15-24 (4) 16-25 (2)	Service Units 1-25	\overline{o} (1) To	wer 24-36	
	Explanation: Total 31	Units. 30 Main Elevator	rs, 1 Tower Elevato	or		
Fire Suppression						
Standpipe						
Generic	100%	2033	* *	1-5	\$422,100	В
Sprinkler						
No Component	70%					D
Generic	30%	2033	* *	1-2	\$67,800	В

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

Total	\$116,000	\$41,600	\$33,100	\$52,800
Total	\$116,000	\$41,600	\$33 100	
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Mechanical	\$10,300	\$12,700	\$16,200	\$11,700
Electrical	\$10,300	\$10,000	\$9,000	\$16,600
Interior Architecture	\$54,100	\$10,900		\$16,500
Exterior Architecture	\$33,400			
EXPENSE	FY 2015	FY 2016	FY 2017	FY 201



Maintenance \$ are aggregated over a ten-year period. Site specific cost 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

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori Co
terior								
Exterior Walls								
Metal, Corrugated	10%			2049	* *	1		Α
Metal Panel	5%			2049	* *	5-10	\$14,400	A
Panel/Paver: Limestone	80%			LIFE	* *	5	\$25,200	Α
	_		Extent : Light, Ared acade, East Facade		d : 10%			
Window Wall	5%			2049	* *	5	\$7,900	Α
Windows							. , ,	
Aluminum	100%	Now	\$64,500	2045	* *	5	\$6,600	A
	Water Per		Extent : Moderate, A		cted : 10%		40,000	
Parapets								
Metal Panel	65%			2049	* *	5	\$47,400	A
Metal Rail	25%			2040	* *	5-10	\$85,000	Α
Panel/Paver: Limestone	10%			LIFE	* *	5	\$2,100	Α
Roof IRMA/Protected Membrane	100%			2031	* *	10	\$39,000	A
		ck Ballast, 1 : Through	Extent : Moderate, out	Area Afj	fected : 100%			
erior								
Floors								
Carpet	40%			2024	\$197,400	3	\$66,200	C
Cast in Place Concrete	5%	Now	\$12,700	LIFE	* *	5	\$9,000	C
		-	e, Extent : Moderate g Fire Protection F		ffected : 100%			
Ceramic Tile	3%			2036	* *	5	\$2,500	С
Raised Access Floor	2%			2036	* *	5	\$6,200	Č
Vinyl Tile	50%			2031	* *	3	\$15,500	C
Interior Walls	3070			2031			ψ13,300	
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%				* *	3	\$23,100	C
Granite Paneis	Other Obs	servation, E 1 : First Flo	Extent : Moderate, A por, Lobby	LIFE Area Affe				C
	Explana	tion : This	Component Is Actu					
Wood	5%			LIFE	* *	5	\$11,200	C
Ceilings				20.10	ata - t	-	440 500	
AcousTileSusp.Lay-In	60%			2040	* *	5	\$49,600	В
Exposed Concrete	25%			LIFE	* *	5	\$3,200	В
Gypsum Board	15%			LIFE	* *	5	\$15,500	В
	Location	: Commis.	Extent : Moderate, A sioners Office					
			Extent : Moderate, A	Area Affe	ected : 5%			
	Location	: Commis.	sioners Office					
	Explana	tion : The V	Water Is Coming Fi	om Balc	ony Above Office			

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 OEM HEADQUARTERS

Asset #: 14126

Electrical	Current	Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts								
Service Equipment					_		_	
Fused Disc Sw	100%		2049	**	5	\$200	В	
	Other Observation,		Area Affe	cted : 100%				
	Location : Electric		. G . 1. 1	D . 1 @ 4000 A				
Carritale and / Carritale and	Explanation : Maii	n Service Disconnec	t Switch	Ratea @ 4000 Am	peres			
Switchgear / Switchboard Fused Disc Sw	95%		2049	* *	5	\$200	В	
Molded Case Bkrs	5%		2049	* *	5	\$100	В	
Raceway	370		2043			\$100	Б	
Conduit	100%		2049	* *	1		В	
Panelboards	10070		2047					
Molded Case Bkrs	100%		2045	* *	5	\$1,500	В	
Wiring	10070		2043			Ψ1,500		
Thermoplastic	100%		2049	* *	1		В	
Motor Controllers	10070		2017					
Locally Mounted	30%		2040	* *	5	\$100	В	
Motor Control Center	70%		2040	* *	5	\$1,100	В	
Ground	7070		2010			φ1,100		
Grounding Devices								
Generic	100%		LIFE	* *	5	\$800	В	
Stand-by Power								
Transfer Switches								
Automatic	100%		2040	* *	1	\$17,100	В	
Generators								
Diesel	100%		2036	* *	1	\$21,400	В	
	Other Observation, I	Extent : Moderate, A	Area Affe	cted : 100%				
	Location : General	tor Room						
	Explanation : Gen	erator Rated @ 140	0 Kw					
Batteries								
Nickel Cadmium	100%		2018	\$600	5	\$12,300	В	
Fuel Storage								
Main Tank	100%		2058	* *	5	\$1,600	В	
	Other Observation, I	Extent : Moderate, A	Area Affe	cted : 100%				
	Location : Baseme							
	Explanation: 7500	Gallons Capacity						
Lighting								
Interior Lighting	0.50:		2621	a ·	4.0	A.A.		
Fluorescent	85%		2031	**	10	\$43,100	В	
	Other Observation, I		Area Affe	cted : 100%				
	Location : Through							
	Explanation: T-8	Lamps						
Fluorescent	5%		2031	**	10	\$2,500	В	
	Other Observation, I		Area Affe	cted : 100%				
	Location : Corrido							
	Explanation: T-5	Lamps						
HID	10%		2031	* *	10	\$200	В	

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 OEM HEADQUARTERS

Asset #: 14126

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Egress Lighting						
Emergency, Service	50%	2031	* *	1		В
Exit, LED	50%	2058	* *	1		В
Exterior Lighting						
HID	100%	2031	* *	10	\$200	В
Alarm						
Security System						
Generic	100%	2031	* *	1	\$20,700	В
	Other Observation, Extent	: Moderate, Area Affec	ted : 100%			
	Location : Throughout Th	ne Building				
	Explanation: CCTV Surv	eillance Cameras				
Fire/Smoke Detection						
Generic	100%	2031	* *	1-3	\$34,100	В
	Other Observation, Extent	: Moderate, Area Affec	ted : 100%			
	Location: Throughout Th	ne Building				
	Explanation: Strobe Light	hts, Smoke Detectors, M	Ianual Pull Statio	ns, Aları	n Bells	

Mechanical	Currer	nt Repair	Futur	uture Replacement Maintenance			
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source Interruptible Gas/Dual Fuel	100%		2049	* *	1		В
Conversion Equipment							
Hot Water Boiler	100%		2040	* *	1	\$27,400	В
		, Extent : Light, Area	Affected	: 100%			
		nent Boiler Room					
	Explanation: 2 U	Units					
Distribution							
Hot Wtr Piping/Pump	100%		2045	* *	4	\$2,700	В
Terminal Devices							
Air Handler	70%		2031	* *	1	\$24,000	В
Convector/Radiator	30%		2040	* *	1	\$5,400	В
Air Conditioning							
Energy Source							
Electricity	100%		2045	* *	1		В
Conversion Equipment							
Int Pkg Unit - Cooling	20%		2027	* *	2	\$700	В
Ext Pkg Unit -	80%		2028	* *	2	\$2,700	В
Heating/Cooling							
Distribution							
Chilled Wtr Pipe/Pump	20%		2049	* *	4	\$500	В
No Component	80%						D
Heat Rejection							
Remote Air Cond	20%		2028	* *	2	\$7,700	В
No Component	80%						D

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 OEM HEADQUARTERS

Mechanical	Current Repair	Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Ventilation		•				•	
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$30,800	В	
Exhaust Fans							
Roof	100%	2028	* *	2	\$1,700	В	
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2049	* *	1		В	
Water Heater							
Gas Fired	100%	2022	\$14,800	2	\$800	В	
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement	rea Affected	: 100%				
	Explanation: 2 Dual Fuel Units						
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1		В	
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1		В	
Backflow Preventer							
Generic	100%	2031	* *	1	\$3,400	В	
Fixtures							
Generic	100%					В	
	Low Consumption Fixtures, Extent:	Light, Area	Affected : 100%				
	Location: Throughout						
Vertical Transport							
Elevators							
Hydraulic	100%	LIFE	* *			C	
	Other Observation, Extent: Light, A	rea Affected	: 100%				
	Location: C-3						
	Explanation: Two Units						
Fire Suppression							
Standpipe							
Generic	100%	2049	* *	1-5	\$27,900	В	
Sprinkler							
Generic	100%	2049	* *	1-2	\$15,500	В	
Fire Pump							
Generic	100%	2036	* *	1	\$10,300	В	

^{**} 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

Total	\$96,600	\$140,800	\$106,700	\$170,400
Priority C		\$32,100	\$17,100	
Priority B	\$96,600	\$108,700	\$89,600	\$157,200
Priority A				\$13,200
Total	\$96,600	\$140,800	\$106,700	\$170,400
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
Mechanical	\$56,500	\$67,900	\$51,000	\$113,800
Electrical	\$13,400	\$14,100	\$12,000	\$16,800
Interior Architecture		\$32,100	\$17,100	
Exterior Architecture				\$13,200
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 4381

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	40%			LIFE	* *	5	\$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
	_	_	Extent: Light, Are	ea Affecte	ed : 5%			
	Location	: Stairwel	ls, Basement					
Gypsum Board	50%			LIFE	* *	5	\$54,400	С
Plaster	20%			LIFE	* *	5	\$10,900	C
Ceilings								
AcousTileSusp.Lay-In	85%	2-4	\$52,500	2028	* *	5	\$77,900	В
	Loose/Del	am Surface	, Extent : Light, Ar	ea Affect	ted : 5%			
	Location	: Lobby, C	Corridors					
	Staining/D	iscoloring	Extent: Light, Are	ea Affect	ed : 5%			
	Location	: Lobby, C	Corridors					
Exposed Concrete	5%			LIFE	* *	5	\$1,400	В
Exposed Struc: Steel	5%	2-4	\$105,200	LIFE	* *	-	Ŧ-,·30	В
	- , -		xtent : Light, Area		: 5%			_
		_	t, Throughout	33				
Gypsum Board	5%			LIFE	* *	5	\$11,500	В
	270						411,500	

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

Under 600 Volts

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

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

Asset #: 4381

Electrical	Current Repair	Future Replacement		M		
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts						
Service Equipment				_		_
Fused Disc Sw	100%	2049	**	5	\$600	В
	Other Observation, Extent : Moder Location : Electrical Room	ate, Area Affe	cted : 100%			
		ain Diaconnoc	4 Canidal			
Cryitah agan / Cryitah haand	Explanation: One 3000 Amps Ma	un Disconnec	t Switch			
Switchgear / Switchboard Fused Disc Sw	80%	2049	* *	5	\$400	В
Fused Disc Sw	20%	2049	* *	5	\$100 \$100	В
Raceway	2070	2033			Ψ100	ъ
Conduit	80%	2049	* *	1		В
Conduit	20%	2033	* *	1		В
Panelboards	2070	2033		-		
Fused Disc Sw	10%	2045	* *	5	\$300	В
Fused Disc Sw	5%	2045	* *	5	\$100	В
Molded Case Bkrs	10%	2031	* *	5	\$300	В
Molded Case Bkrs	75%	2045	* *	5	\$2,400	В
Wiring						
Thermoplastic	90%	2049	* *	1		В
Thermoplastic	10%	2033	* *	1		В
Motor Controllers						
Locally Mounted	30%	2036	* *	5	\$200	В
Motor Control Center	70%	2036	* *	5	\$2,300	В
Fround						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,800	В
tand-by Power						
Transfer Switches						
Automatic	100%	2040	* *	1	\$37,900	В
Generators						_
Diesel	100%	2036	* *	1	\$47,500	В
	Other Observation, Extent: Moder	ate, Area Affe	cted : 100%			
	Location : Outside					
D	Explanation: One 275 Kw					
Batteries	100%	2010	\$600	5	¢4.500	D
Lead/Acid	100%	2018	\$000	5	\$4,500	В
Fuel Storage Main Tank	100%	2038	* *	5	\$3,600	В
IVIAIII I AIIK	Other Observation, Extent: Moder			3	\$3,000	ъ
	Location: Basement	, 111 cu 11jje	c.ca . 100/0			
	Explanation : One 500 Gals					

Lighting

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

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

Asset #: 4381

Electrical	Current R	epair F	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)		ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting							
Interior Lighting							
Fluorescent	95%	2	031	* *	10	\$106,700	В
	Other Observation, Ex	ctent : Moderate, Area	ı Affe	cted : 100%			
	Location: Throughout	ut					
	Explanation: T-8 La	umps					
Fluorescent	3%	2	031	* *	10	\$3,400	В
	Other Observation, Ex	Other Observation, Extent: Moderate, Area Affected: 100%					
	Location: Lobby						
	Explanation: T-5 La	ımps					
HID	2%	20	023	\$1,400	10	\$100	В
Egress Lighting							
Emergency, Service	49%	2	031	* *	1		В
Emergency, Battery	1%	20	023	\$500	10	\$300	В
Exit, LED	50%	20	063	* *	1		В
Exterior Lighting							
HID	100%	20	023	\$51,700	10	\$400	В
Alarm							
Security System							
No Component	70%						D
Generic	30%	2	031	* *	1	\$13,800	В
Fire/Smoke Detection							
No Component	70%						D
Generic	30%	2	031	* *	1-3	\$22,700	В

Mechanical	C	Current Repair	Future Replacement Maintena		aintenance	nce		
System Component Type		ail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating								
Energy Source								
Natural Gas	100%		2043	* *	1		В	
Conversion Equipment							<u>.</u>	
Hot Water Boiler	100%		2036	* *	1	\$60,700	В	
Distribution								
Hot Wtr Piping/Pump	100%		2039	* *	4	\$9,100	В	
Terminal Devices								
Air Handler	40%		2028	* *	1	\$30,300	В	
Convector/Radiator	20%		2036	* *	1	\$7,900	В	
Fan Coil Unit/Heat	40%		2028	* *	1	\$15,900	В	
	Other Observ	vation, Extent : Light, Area	Affected	: 60%				
	Location:	Serves Perimeter Of Buildin	g					
	Explanation	on : Dual Temperature Fan (Coil Unit	ts				
Air Conditioning								
Energy Source								
Electricity	10%		2039	* *	1		В	
Natural Gas	90%		2043	* *	1		В	

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

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

Asset #: 4381

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning Conversion Equipment Absorption Chiller/Steam/HW	90%	0-2	\$20,900	2032	* *	1	\$107,400	В
			: Light, Area Affect					
			nt Mechanical Equi		=	Not Hold	ing Vacuum	
			Extent : Light, Ared at Mechanical Equi					
.		. Dusemer	и меснанісаі Едиі		**		Φ. 700	
Reciprocating	10%			2028	* *	1	\$5,700	В
Compr/Chiller Distribution								
Chilled Wtr Pipe/Pump	100%			2043	* *	4	\$9,100	В
Terminal Devices	10070			2043			ψ>,100	
Air Handler/Cool/Ht	100%			2028	* *	1	\$75,800	В
Heat Rejection							, , , , , , , ,	
Water Cool Tower	100%			2024	\$404,600	2	\$123,200	В
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$68,300	В
Exhaust Fans								
Interior	90%			2028	* *	2	\$3,400	В
Roof	10%			2028	* *	2	\$400	В
Plumbing								
H/C Water Piping	1,000/			20.42	* *	1		ъ
Brass/Copper	100%			2043	sh sh	1		В
Water Heater Gas Fired	100%			2018	\$32,800	2	\$1,800	В
Sanitary Piping	10070			2016	\$32,800		\$1,800	ь
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	10070			LII L		-		
Cast Iron	100%			LIFE	* *	1		В
Sewage Ejector(s)								
Electric	100%			2028	* *	4	\$2,000	В
Backflow Preventer								
Generic	100%			2028	* *	1	\$7,600	В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators				_				
Geared Traction	100%			LIFE	**			C
	Location	ervation, E : (1) B-9, tion : 3 Uni		Affected	: 100%			
Fire Suppression	Елрини	ion . 5 Uni						
Standpipe								
						1.7	Φ.c.1. 0.0.0	ъ
Generic	100%			2043	* *	1-0	\$61 XOO	В
Generic Sprinkler	100%			2043	* *	1-5	\$61,800	В

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

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

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

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Fire Suppression Fire Pump Generic	100%	2032 **	1 \$22.900	В
Generic	100%	2032	1 \$22,900	D

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

Total	\$366,000	\$97,400	\$204,400	\$123,000
Priority C	\$96,100		\$31,100	\$23,800
Priority B	\$214,100	\$97,400	\$161,200	\$99,200
Priority A	\$55,900		\$12,000	
Total	\$366,000	\$97,400	\$204,400	\$123,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$89,500	\$58,400	\$90,700	\$66,200
Electrical	\$56,000	\$27,600	\$35,300	\$29,000
Interior Architecture	\$160,700	\$7,400	\$62,500	\$23,800
Exterior Architecture	\$55,900		\$12,000	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 2039

Architecture	Current R	epair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Exterior Walls	000/		LIEE	* *	-	¢221 500	
Masonry: Brick	90%	¢112 200	LIFE	* *	5 5	\$321,500	A
Masonry: Limestone	10% Now Spalling, Extent: Mod	\$113,200	LIFE	-11-	3	\$13,400	A
	Location: Main Ent		еи. 570				
	Staining/Discoloring,		. Area At	fected : 10%			
	Location : Main Ent		, 11, 00, 11,	,			
Windows							
Aluminum	100%		2040	* *	5	\$58,600	A
Parapets							
Masonry: Brick	85% Now	\$251,700	LIFE	* *	5	\$18,700	Α
	Painted Surfaces, Ext		ea Affect	ed : 100%			
	Location: Interior I						
	Spalling, Extent: Mod		ted: 25%	,			
	Location: Interior I		. 1 250	,			
	Worn/Eroded, Extent Location: Interior I		rtea : 25%	O			
	-		LIDE	ale ale		Φ2.000	
Masonry: Limestone	10% Now	\$26,600	LIFE	**	5	\$2,800	A
	Int Mortar Miss/Erod	, Extent : Moaerai	e, Area A	ујестеа : 25%			
	Location : Coping Caulking Deteriorated	d Extent : Modera	ita Araa	Affacted : 50%			
	Location : Coping	і, Еліені . Мойеги	ие, лгеи г	нујества . 5070			
Metal Rail	5%		2037	* *	5-10	\$19,800	A
Roof					0 10	Ψ1>,000	
Modified Bitumen	70% Now	\$130,200	2029	* *			A
	Blisters, Extent: Mod	erate, Area Affecto	ed : 10%				
	Location: West Side	2					
	Patching Evident, Ext		rea Affect	red : 25%			
	Location : Througho	out					
Modified Bitumen	30%		2029	* *	10	\$38,200	A
	Other Observation, E.		Area Affe	cted : 100%			
	Location : Lower Ed						
	Explanation : Painte	ed Surface					
nterior							
Floors Carpet	20%		2023	\$349,800	3	\$87,900	С
Carpet Cast in Place Concrete	10%		LIFE	\$349,600 * *	5	\$128,200	C
Ceramic Tile	5%		2033	* *	5	\$128,200	C
Terrazzo	15%		LIFE	* *	5	\$68,700	C C C
Vinyl Tile	35%		2024	\$987,100	3	\$51,300	Č
Vinyl Tile	5%		2029	* *	3	\$5,500	C
Vinyl Tile	10%		2019	\$282,000	3	\$14,700	C
-	Other Observation, E.	xtent : Moderate, A					
	Location: Penthous						
	Explanation: 9x9 U	nits					

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

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

Asset #: 2039

Architecture		Current R	epair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
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	В
AcousTileSusp.Lay-In	15%			2037	* *	5	\$44,300	В
AcousTileSusp.Lay-In	5%			2041	* *	5	\$14,800	В
Exposed Concrete	10%			LIFE	* *	5-10	\$36,900	В
Gypsum Board	5%			LIFE	* *	5-10	\$50,800	В
Plaster	60%			LIFE	* *	5-10	\$304,600	В

Electrical	C	Current Repair		e Replacement	Maintenance		
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Jnder 600 Volts							
Service Equipment							
Fused Disc Sw	70%		2024	\$115,100	5	\$700	В
		ation, Extent : Moderate,	Area Affe	ected : 100%			
	Location : C	Old Electrical Room					
	Explanation	: No Ratings Available					
Fused Disc Sw	30%		2044	* *	5	\$300	В
	Other Observ	ation, Extent : Moderate,	Area Affe	ected : 100%			
	Location : N	New Electrical Room					
	Explanation	a : Main Service Switch Ro	ited @ 40	000 Amperes			
Switchgear / Switchboard							
Fused Disc Sw	50%		2044	* *	5	\$500	В
Molded Case Bkrs	50%		2044	* *	5	\$2,800	В
Raceway							
Conduit	80%		2024	\$350,500	1		В
Conduit	20%		2044	* *	1		В
Panelboards							
Fused Disc Sw	10%		2023	\$36,500	5	\$500	В
Molded Case Bkrs	50%		2040	* *	5	\$2,800	В
Molded Case Bkrs	40%		2023	\$145,900	5	\$2,300	В
Wiring							
Braided Cloth	10%	2-4 \$51,000	2049	* *	1		В
	Insulation Ag	ed, Extent : Moderate, Ar	ea Affecte	ed : 100%			
	Location : C	Old Section					
Thermoplastic	50%		2044	* *	1		В
Thermoplastic	40%		2034	* *	1		В

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

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

Asset #: 2039

Electrical	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts	•	•				•	
Motor Controllers							
Locally Mounted	70%	2022	\$332,000	5	\$1,000	В	
Locally Mounted	30%	2037	* *	5	\$400	В	
Ground							
Grounding Devices Generic	100%	LIFE	* *	5	¢6 200	В	
Generic	Other Observation, Extent . Location : Sub Basement Explanation : Metal Wate	· Moderate, Area Affec In The Boiler Room		5	\$6,300	Ь	
Stand-by Power							
Transfer Switches							
Automatic	100%	2037	* *	1	\$65,900	В	
Generators Diesel	100% Other Observation, Extent .	2033 Moderate, Area Affec	* *	1	\$82,700	В	
	Location : Outside The Bu Explanation : 810 Kw Die	-					
Batteries Nickel Cadmium	100%	2019	\$600	5	\$47,600	В	
Fuel Storage Main Tank	100% Other Observation, Extent . Location : Outside Explanation : 4800 Gallo		* * eted : 100%	5	\$5,800	В	
Lighting	1						
Interior Lighting							
Fluorescent	65% Other Observation, Extent . Location : Throughout Th Explanation : T-12 Lamps	e Building	\$648,600 sted: 100%	10	\$116,800	В	
Fluorescent	30% T-8 Lamps, Extent : Moder Location : Hallways And		* *	10	\$53,900	В	
Fluorescent	5% Other Observation, Extent . Location : Hallways			10	\$9,000	В	
	Explanation: Compact F	luorescent Light Fixtu	res				
Egress Lighting	50 0/	2020	de de	1		D	
Emergency, Service	50%	2029	* *	1		В	
Exterior Lighting	50%	2029		1	ф#.00	В	
HID	100%	2029	* *	10	\$700	В	

Alarm

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

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

Electrical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm							
Security System							
No Component	90%						D
Generic	10%		2029	* *	1	\$8,000	В
	Other Observation	Extent : Moderate, A	Area Affe	cted : 100%			
	Location: 4th Fl	oor Hallways Only					
	Explanation: C	CTV Surveillance C	'ameras				
Fire/Smoke Detection							
Generic	100%		2029	* *	1-3	\$131,800	В
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Throu	ghout The Building					
	Explanation: Str	obe Lights, Horns, M	anual Pi	ıll Stations, Alarm	Bells		

Mechanical	Current Repair		Future	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							_
Energy Source							
Interruptible Gas/Dual	100%	-	2034	* *	1		В
Fuel							
Conversion Equipment							
Steam Boiler	100%	,	2029	* *	1	\$194,200	В
	Other Observation, E	xtent : Light, Area A <u>f</u>	fected	: 100%			
	Location : Queens	Criminal Court, DA	Office,	And Queens Hous	e Of Dete	ention	
	Explanation: 3 Lar	ge Units And 1 Small	Unit F	For Summer Use. E	Boilers Al	so Supply Other	
	Nearby City Buildir	igs					
Distribution							
Hot Wtr Piping/Pump	10%	,	2040	* *	4	\$1,500	В
Steam Piping/Pump	90%		2044	* *	4	\$13,100	В
Terminal Devices							
Air Handler	20%	,	2029	* *	1	\$24,300	В
Convector/Radiator	70%	<u>'</u>	2037	* *	1	\$44,400	В
Fan Coil Unit/Heat	10%	<u>'</u>	2029	* *	1	\$6,300	В
Air Conditioning							
Energy Source							
Electricity	80%	<u>'</u>	2032	* *	1		В
Natural Gas	20%		2034	* *	1		В

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

Asset #: 2039

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning Conversion Equipment Reciprocating Compr/Chiller	40%	Now	\$6,100	2024	\$306,100	1	\$32,700	В
•	Location R-22 Refr Location	n : 1 Unit, E igerant, Ex n : Basemen	tent : Light, Area Ą t	ffected :	40%			
	Location	n : Basemen	Extent : Light, Area et ry Screw Compress		: 40%			
Reciprocating Compr/Chiller	20% R-22 Refr		tent : Light, Area Ą	2024 ffected :	\$153,000 20%	1	\$18,200	В
	Location Other Obs	n : Basemen servation, E n : Boiler R	t Extent : Light, Area	Affected	: 20%			
Split Unit	15%	igerant, Ex	tent : Light, Area Ą	2024	\$156,100			В
Window/Wall Unit	25%			2019	\$115,900	1		В
Distribution Chilled Wtr Pipe/Pump No Component	75% 25%			2034	* *	4	\$7,300	B D
Terminal Devices	2370							D
Air Handler/Cool/Ht No Component	75% 25%			2029	* *	1	\$91,000	B D
Heat Rejection					d	_	** • * • •	_
Air Condenser Unit Water Cool Tower	15%			2024	\$67,600 * *	2	\$20,500	В
No Component	60% 25%			2025		2	\$118,300	B D
Ventilation	23/0							D
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$172,900	В
Exhaust Fans							·	
Interior	90%			2029	* *	2	\$5,400	В
Roof	10%			2029	* *	2	\$600	В
Plumbing H/C Water Piping Brass/Copper	100%			2034	* *	1		В
HW Heat Exchanger	10070			2034	·	1		ע
Low Temp	100%			2050	* *	4	\$19,400	В
Sanitary Piping	10070			2000		•	Ψ12,100	
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		В

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

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

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

Mechanical	Current Repair	Future Rep	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Sump Pump(s)						
Rigid Piping	100%	2024	\$10,400	4	\$2,000	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent : Ligh	t, Area Affected : 100	9%			
	Location: B-4					
	Explanation: One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2044	* *	1-5	\$98,900	В
Sprinkler						
No Component	50%					D
Generic	50%	2034	* *	1-2	\$27,500	В

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

Total	\$162,300	\$87,000	\$64,700	\$33,700
Priority C	\$90,800		\$35,100	\$10,100
Priority B	\$71,500	\$77,900	\$29,600	\$23,600
Priority A		\$9,100		
Total	\$162,300	\$87,000	\$64,700	\$33,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Mechanical	\$34,600	\$19,100	\$14,700	\$9,800
Electrical	\$19,600	\$50,900	\$7,000	\$5,900
Interior Architecture	\$100,300		\$35,100	\$10,100
Exterior Architecture		\$9,100		
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior	•			•				
Exterior Walls								
Masonry: Brick	65%			LIFE	* *	5	\$56,800	A
Masonry: Limestone	32%			LIFE	* *	5	\$21,000	A
Metal Panel	3%			2031	* *	5-10	\$18,000	A
Windows								
Wood	100%			2043	* *	5	\$181,000	A
Parapets								
Masonry: Limestone	95%			LIFE	* *	5	\$100	A
Metal Rail	5%			2026	* *	5-10	\$100	A
Roof								
Metal Panel	5%			2026	* *	10	\$4,100	A
Modified Bitumen	5%			2029	* *	10	\$2,200	A
Single Ply Membrane	45%			2029	* *	10	\$20,100	A
Skylight, Metal/Glass	5%			2031	* *	10	\$7,400	Α
Slate	40%		\$37,500	LIFE	* *			A
			Extent : Moderate, A	Area Affe	cted : 20%			
	Location	ı : Through	out					
Interior								
Floors	1.00/	3.7	Фс т 2 00	2022	Φ.σ. 200	2	Φ1 5 3 00	C
Carpet	10%		\$65,200	2023	\$65,200	3	\$15,200	C
		_	Damage, Extent : Se	vere, Are	ea Affectea : 100%			
		n : Through		A CC 4 - 1	. 1000/			
			: Moderate, Area	Ајјестеа	: 100%			
		n : Through	out					
Carpet	5%			2017	\$32,600	3	\$7,600	C
Ceramic Tile	5%		\$12,200	2030	* *	5	\$2,500	C
		_	nents, Extent : Ligh	t, Area A	ffected : 10%			
		n : Through	out					
Marble Panels	15%			LIFE	* *	5	\$11,400	C
Terrazzo	25%		\$41,300	LIFE	* *	5	\$19,800	C
	_	_	Extent : Moderate	, Area Ą	ffected : 20%			
	Location	ı : Corrido	rs					
Vinyl Tile	5%	Now	\$52,600	2031	* *	3	\$1,900	C
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	cted : 20%			
			25, Custodians Off		-			
	Worn/Eroded, Extent : Severe, Area Affected : 20%							
	Location	ı : Custodia	ıns Office & Throu	ghout				
Vinyl Tile	35%			2021	\$368,100	3	\$17,700	С

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

Asset #: 2041

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
terior									
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	
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 25%				
	Location	i : Tower, F	Room 200, 218, Bas	ement					
	Paint Pee	ling, Extent	: Moderate, Area	Affected	: 50%				
	Location	Location: Tower							
		netration, E 1 : Tower	xtent : Moderate, A	rea Affe	cted : 10%				
Plaster	50%			LIFE	* *	5	\$13,400	С	
Wood	2%			LIFE	* *	5	\$7,200	C	
Ceilings									
AcousTileSusp.Lay-In	20%			2034	* *	5	\$20,200	В	
		r/Impact D a : Through	amage, Extent : Liz out	ght, Area	Affected: 10%				
Plaster	10%			LIFE	* *	5	\$6,300	В	
Plaster	65%			LIFE	* *	5	\$41,100	В	
Plaster	5%	Now	\$9,500	LIFE	* *	5	\$3,200	В	
	Cracking/Crumbling, Extent: Severe, Area Affected: 25%								
	_	_	Throughout	55					
			: Moderate, Area	Affected	: 25%				
			Throughout						

Electrical	Current Repair	Futur	e Replacement	Ma	aintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2021	\$33,300	5	\$300	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Roon	n						
	Explanation: One 3000 A	mps Main Disconnec	t Switch					
Switchgear / Switchboard								
Molded Case Bkrs	100%	2021	\$113,800	5	\$1,700	В		
Raceway								
Conduit	90%	2021	\$77,500	1		В		
Conduit	10%	2031	* *	1		В		
Panelboards								
Fused Disc Sw	5%	2020	\$4,900	5	\$100	В		
Molded Case Bkrs	20%	2029	* *	5	\$300	В		
Molded Case Bkrs	75%	2020	\$73,900	5	\$1,200	В		

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

Asset #: 2041

Electrical	al Current Repair Futu		Futur	Future Replacement		Maintenance		
System Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring	1.50/	2.4	φ1 Q 100	2046	* *			ъ
Braided Cloth	15%	2-4	\$13,100 ent : Moderate, Are	2046		1		В
	Location :	-		и Ајјесте	a . 100%			
Thomasplastic	65%	- Busemen		2021	\$56,600	1		В
Thermoplastic Thermoplastic	20%			2021	\$30,000	1		В
Motor Controllers	20%			2031		1		Б
Locally Mounted	100%			2019	\$59,200	5	\$400	В
Ground	10070			2017	Ψ37,200		ψτου	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$900	В
Lighting								
Interior Lighting								
Fluorescent	96%			2021	\$329,900	10	\$55,000	В
			xtent : Moderate, A	Area Affe	cted : 100%			
		_	out The Building					
	Explanati	on : T8 La	umps					
Incandescent	4%			2016	\$13,700	2	\$100	В
Egress Lighting	= 0						*= * 00	_
Emergency, Battery	50%			2021	\$14,100	10	\$7,500	В
Exit, Service	50%			2021	\$5,600	1		В
Exterior Lighting	700/			2016	¢10,000	10	¢100	D
HID In condessant	70% 30%			2016 2016	\$19,900 \$10,300	10	\$100	B B
Incandescent Lightning Protection	30%			2010	\$10,300	2		D
Arresters/Cabling								
Generic	100%			2024	\$18,800	5	\$1,800	В
Alarm	100/0			2021	Ψ10,000		Ψ1,000	
Security System								
Generic	100%			2026	* *	1	\$23,400	В
Fire/Smoke Detection							•	
Generic	100%			2026	* *	1-3	\$38,500	В

Mechanical	Current Repair	Future Repla	cement	Ma	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Interruptible Gas/Dual	100%	2041	* *	1		В
Fuel						
Conversion Equipment						
Steam Boiler	100%	2034	* *	1	\$61,900	В
	Other Observation, Extent: L	ight, Area Affected : 100%	ó			
	Location: Basement					
	Explanation: 2 Units					

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

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Distribution							
Steam Piping/Pump	100%		2031	* *	4	\$4,600	В
Terminal Devices	1000/		2026	ale ale		#20.200	-
Convector/Radiator	100%		2026	* *	1	\$20,200	В
Air Conditioning							
Energy Source	1000/		2027	* *	1		В
Electricity Conversion Equipment	100%		2037		1		D
Conversion Equipment Window/Wall Unit	70%		2016	¢111 700	1		В
No Component	30%		2010	\$111,700	1		D
Ventilation Ventilation	3070						D
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$34,800	В
	Not in Service, Exter	nt : Severe, Area Aff		00%	- 0	ΨΕ 1,000	
		ent, 1st Floor, 2nd F					
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100% 0-2	\$23,200	2026	* *	1		В
	Corroded, Extent : S	Severe, Area Affecte	d: 30%				
	Location: Throug	hout Basement And	Water M	ain			
Water Heater							
Gas Fired	100%		2020	\$18,100	2	\$900	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							_
Cast Iron	100%		LIFE	* *	1		В
Fixtures	1.000/						ъ
Generic	100%						В
Vertical Transport							
Elevators	100%		LIFE	* *			C
Hydraulic	100% Other Observation,	Extent · Light Area					С
	Location: (1) B, C	· ·	пуссиен	. 100/0			
	Explanation : Two						
Fire Suppression	zapranenton i 1 WO						
Standpipe							
Generic	100%		2031	* *	1-5	\$31,500	В
Sprinkler						•	
No Component	80%						D
Generic	20%		2031	* *	1-2	\$3,500	В

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

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

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

Total	\$258,200	\$196,400	\$207,700	\$265,300
Priority C	\$79,900	\$9,000		\$63,000
Priority B	\$136,100	\$187,400	\$173,100	\$192,400
Priority A	\$42,200		\$34,600	\$9,900
Total	\$258,200	\$196,400	\$207,700	\$265,300
Elevators/Escalators	\$41,400	\$41,400	\$41,400	\$41,400
Mechanical	\$72,500	\$125,100	\$76,100	\$127,700
Electrical	\$22,200	\$20,800	\$28,500	\$23,200
Interior Architecture	\$79,900	\$9,000	\$27,000	\$63,000
Exterior Architecture	\$42,200		\$34,600	\$9,900
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 2055

rchitecture	Current Repair			Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
terior									
Exterior Walls									
Cast Iron	3%			LIFE	* *			Α	
Copper/Terne	25%			2057	* *	10	\$95,000	Α	
Masonry: Brick	10%		\$59,400	LIFE	* *	5	\$16,200	Α	
		Efflorescence, Extent : Moderate, Area Affected : 10% Location : Penthouse							
	Horizonta	Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
	Location	i : Penthou:	se						
			l, Extent : Severe, 1	Area Affe	ected : 10%				
	Location	ı : Various .	Areas						
Masonry: Marble	48%			LIFE	* *	5	\$58,400	A	
Metal Panel	5%			2042	* *	5-10	\$55,800	A	
Metal Coiling Doors	3%			2027	* *	5	\$15,200	A	
Stucco Cement	2%			2035	* *	5	\$8,100	A	
Wood	4%			2035	* *	5	\$32,400	A	
Windows							•		
Aluminum	2%			2038	* *	5	\$1,000	A	
Metal Louvers	3%			2031	* *	10	\$9,400	A	
Steel	3%			2038	* *	5	\$18,800	A	
Wood	92%			2038	* *	5	\$461,600	A	
Parapets									
Masonry: Brick	10%			LIFE	* *	5	\$1,000	A	
Metal Panel	5%			2042	* *	5	\$1,900	A	
Metal Rail	75%			2035	* *	5-10	\$134,200	A	
Metal Rail	10%			2027	* *	5-10	\$17,900	A	
	Other Observation, Extent : Light, Area Affected : 100% Location : Interior Court								
	Explana	tion : Wrou	ght Iron						
Roof									
Copper/Terne	15%			2050	* *	10	\$28,000	Α	
Modified Bitumen	75%			2022	\$441,200	10	\$55,900	A	
		Extent : Mod n : Through	lerate, Area Affect out	ed : 10%					
Skylight, Metal/Glass			\$21,900 xtent : Light, Area	2042 Affected	**			A	

Interior

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

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

Architecture	Current Repair		Future Replacement		M			
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Floors						_	4400400	~
Carpet	25%	3. 7	Φ1 7 0 c00	2021	\$580,600 * *	3	\$180,100	C
Cast in Place Concrete	15%	Now	\$179,600	LIFE		5	\$118,200	С
	Location :		ents, Extent : Mode	erate, Ar	еа Ајјестеа : 25%			
			Extent : Moderate	Aroa A	ffected : 15%			
,	Location:			, Агеи Ај	ijecieu . 1570			
Committee Tile		Suo Buse	тен	2021	* *		¢10,000	
Ceramic Tile	5%			2031	* *	5	\$18,000	C
Marble Panels	5% 5%			LIFE LIFE	* *	5	\$13,500	C C
Terrazzo				2027	* *	5 3	\$14,100	C
Vinyl Tile Wood	40%			2027	* *	5 5	\$72,100 \$33,800	C
Interior Walls	5%			2030		3	\$33,800	
Cast in Place Concrete	2%	Now	\$136,900	LIFE	* *			С
			xtent : Moderate, A		cted : 25%			C
	Location:			33				
	Other Obser	rvation, E	xtent : Moderate, A	Area Affe	ected : 25%			
	Location:			33				
	Explanatio	on : Corre	osion On Steel Coli	ımns				
Glazed Ceramic Panel	20%			LIFE	* *			С
Gypsum Board	60%			LIFE	* *	5	\$115,500	C
Masonry: Brick		Now	\$47,500	LIFE	* *		+,	Č
			ht, Area Affected :					
	Location:							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location:	Basemen	t					
Plaster	5%			LIFE	* *	5	\$4,800	С
Plaster	3%			LIFE	* *	5	\$2,900	Č
Ceilings							7-,5 0 0	
AcousTile, Adhered	15%			2027	* *	5	\$54,000	В
AcousTileSusp.Lay-In	55%			2035	* *	5	\$198,200	В
Exposed Concrete	10%			LIFE	* *	5	\$5,600	В
	Cracking/Ci Location :	_	Extent : Light, Are	ea Affecto	ed : 5%			
Masonry: Vault Struct	5%	Now	\$64,700	LIFE	* *			В
	Int Mortar l	Miss/Eroc	l, Extent : Severe, A der Sidewalk		ected : 10%			2
	Loose Units	, Extent :	Severe, Area Affec der Sidewalk	ted : 10%	%			
		tration, E	xtent : Moderate, A	rea Affe	cted : 20%			
Plaster	15%	Siacwaik		LIFE	* *	5	\$33,800	В

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

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

Asset #: 2055

Electrical	Current Repair	Future Rep	olacement	M		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment				_		_
Fused Disc Sw	100%	2048	**	5	\$1,100	В
	Other Observation, Extent: Mode	erate, Area Affected :	100%			
	Location: Electrical Room	. D . 10 4000 A	4 120	20.4		
G : 1 /G : 11	Explanation : 2- Electrical Serv	ices Rated @ 4000 A	mps And 200	00 Amps		
Switchgear / Switchboard Fused Disc Sw	1000/	2049	* *	5	¢1 100	D
-	100%	2048	**	5	\$1,100	В
Raceway	1000/	2040	* *	1		D
Conduit	100%	2048	**	1		В
Panelboards	1000/	2044	* *	-	фс 1 00	ъ
Molded Case Bkrs	100%	2044	**	5	\$6,400	В
Wiring	100-1	• • • • •	de de			_
Thermoplastic	100%	2048	* *	1		В
Motor Controllers				_		_
Locally Mounted	100%	2039	* *	5	\$1,600	В
Ground						
Grounding Devices						_
Not Accessible	100%					D
Stand-by Power						
Transfer Switches						_
Automatic	100%	2039	* *	1	\$74,300	В
Generators						_
Diesel	100%	2035	* *	1	\$93,200	В
	Other Observation, Extent : Mode	erate, Area Affected :	100%			
	Location: Basement					
	Explanation: 450 Kw					
Batteries				_		_
Lead/Acid	100%	2017	\$700	5	\$8,900	В
Fuel Storage						
Day Tank	50%	2044	**	5	\$22,300	В
	Other Observation, Extent : Light	, Area Affected : 100	%			
	Location: Basement					
	Explanation: 125 Gals					
Main Tank	50%	2057	* *	5	\$3,600	В
Lighting						
Interior Lighting						
Fluorescent	100%	2030	* *	10	\$220,800	В
	Other Observation, Extent : Mode		100%			
	Location: Throughout The Buil	ding				
	Explanation: T-8 Lamps					
Egress Lighting						
Exit, LED	100%	2062	* *	1		В
Exterior Lighting						
HID	100%	2027	* *	10	\$800	В

Alarm

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

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

Asset #: 2055

Electrical	Currer	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm							
Fire/Smoke Detection							
No Component	70%						D
Generic	30%		2030	* *	1-3	\$45,900	В

Mechanical	Current Repair		Futur	e Replacement	M		
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
eating							
Energy Source							
Utility Steam	100%		2042	* *	1		В
Conversion Equipment							
Heat Exchanger	60%		2031	* *	1	\$71,600	В
Pres. Reducing Valve/LP	40%		2025	* *	5	\$5,700	В
Steam							
Distribution							
Hot Wtr Piping/Pump	90%		2038	* *	4	\$10,700	В
Steam Piping/Pump	10%		2032	* *	4	\$1,800	В
Terminal Devices							
Unit Heater-Stm/HW	2%		2027	* *	4	\$700	В
No Component	80%						D
		servation, Extent : Light, Ared	ı Affected	: 0%			
		n : Throughout Building					
	•	ttion : Fan Coil Units At Each	Window	Provide Heating A	And Cool	ing - Covered	
	Under A						
No Component	18%						D
		servation, Extent : Light, Area		: 0%			
		n : Mechanical Rooms On Eac					
	Explana	ttion : Air Handlers Are Cove	red Unde	r A C System			
r Conditioning							
Energy Source	1000/		2020	de de			-
Electricity	100%		2038	* *	1		В
Conversion Equipment							_
Centrifugal, Elec Chiller	100%		2031	**	1	\$260,800	В
		efrigerant, Extent : Light, Are	a Affected	d : 100%			
		n : Basement					
		servation, Extent : Light, Area	ı Affected	: 100%			
		n : Basement					
	Explana	ttion: 2 Units					
Distribution							
Chilled Wtr Pipe/Pump	100%		2042	* *	4	\$11,900	В
Terminal Devices							
Air Handler/Cool/Ht	20%		2027	* *	1	\$29,800	В
Fan Coil - Cool/Heat	80%		2027	* *	1	\$62,300	В
Heat Rejection							
Water Cool Tower				\$859,300		\$242,300	

Ventilation

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$134,200	В	
Exhaust Fans									
Interior	80%			2022	\$264,800	2	\$5,900	В	
Roof	20%			2022	\$47,600	2	\$1,500	В	
Plumbing									
H/C Water Piping									
Brass/Copper	25%			2032	* *	1		В	
Galv Iron/Steel	75%			2027	* *	1		В	
Water Heater									
Electric	100%			2020	\$46,400	4	\$2,200	В	
HW Heat Exchanger									
High Temp	80%			2032	* *	4	\$28,600	В	
Low Temp	20%			2032	* *	4	\$7,200	В	
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1		В	
Sump Pump(s)									
Submersible	100%			2015	\$6,800	4	\$2,000	В	
Backflow Preventer									
Generic	100%			2022	\$29,000	1	\$14,900	В	
Fixtures									
Generic	100%							В	
Vertical Transport									
Elevators									
Geared Traction	100%			LIFE	* *			C	
	Other Obs	ervation, E	Extent : Light, Area	Affected	! : 100%				
	Location	: Freight S	Sub Basement : 1st	Floor; I	Passengers From 1	: 7th Flo	oor		
	Explana	tion : One l	Freight Unit And 5	Passeng	er Units				
Fire Suppression									
Standpipe									
Generic	100%			2042	* *	1-5	\$126,100	В	
Sprinkler									
Generic	100%			2042	* *	1-2	\$67,500	В	
Fire Pump									
Generic	100%			2031	* *	1	\$45,000	В	

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

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

Print Date: 05-Sep-2013 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

Asset Name : TWEED COURT BUILDING TWEED ACADEMY (DOE)

Address : 52 CHAMBERS STREET

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

Total	\$146,300	\$82,900	\$139,600	\$68,100
Priority C	\$10,100	\$12,000	\$30,000	
Priority B	\$136,200	\$71,000	\$109,600	\$68,100
Priority A				
Total	\$146,300	\$82,900	\$139,600	\$68,100
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Mechanical	\$46,700	\$27,500	\$58,900	\$27,500
Electrical	\$24,000	\$23,800	\$31,000	\$20,900
Interior Architecture	\$55,900	\$12,000	\$30,000	
Exterior Architecture				
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior	<u>'</u>							•
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
	Water Per	netration, E	Extent : Moderate, A	Area Affe	cted : 10%			
	Location	n : Over Ro	tunda					
terior								
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
-	Jnt Morta	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%						
	Location	n : Rm 350,	Rm 350 M					
Granite Panels	5%			LIFE	* *			С
Marble Panels	10%			LIFE	* *			Č
Plaster	15%			LIFE	* *	5	\$9,500	C
Plaster	35%			LIFE	* *	5	\$22,300	Č

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

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

Asset #: 2053

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2034	* *	5	\$27,600	В
Exposed Concrete	5%	Now	\$38,700	LIFE	* *	5	\$1,400	В
Exposed Struc: Steel	Location Other Obse Location Explanate 2% Corrosion/	: Below St ervation, E : Below St ion : Corro 0-2 Rusting, E	xtent: Moderate, A eps At Main Entra extent: Moderate, A eps At Main Entra oded Steel Angle \$18,200 xtent: Moderate, A oom, Outside Trasl	nce Area Affe nce LIFE Area Affe	** cted : 10%			В
		etration, E. : Steam Ro	xtent : Severe, Ared oom	a Affecte	d : 5%			
Exposed Struc: Steel	8%			LIFE	* *			В
Glass: Susp Panels	5%			LIFE	* *			В
Gypsum Board	5%			LIFE	* *	5	\$11,500	В
Masonry: Infill Arch	5%			LIFE	* *			В
Plaster	15%			LIFE	* *	5	\$17,200	В
Plaster	40%	4+	\$27,600	LIFE	* *	5	\$46,000	В
	Paint Peeli Location		: Light, Area Affeo	rted : 5%	, ,			

Electrical	Current	Current Repair		e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2041	* *	5	\$3,400	В
	Other Observation, I	Extent : Moderate, A	rea Affe	cted : 100%			
	Location : Electric	al Room					
	Explanation : Two Hall Building	4000 Amps Main D	isconnec	t Switch And One	Main Ser	vice Is For City	
Switchgear / Switchboard							
Fused Disc Sw	40%		2041	* *	5	\$200	В
Molded Case Bkrs	60%		2041	* *	5	\$2,000	В
Raceway							
Conduit	100%		2041	* *	1		В
Panelboards							
Molded Case Bkrs	100%		2037	* *	5	\$3,400	В
Wiring							
Thermoplastic	100%		2041	* *	1		В
Motor Controllers							
Locally Mounted	100%		2034	* *	5	\$900	В
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,900	В

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

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

Asset #: 2053

Electrical	Current Repair	Future	Replacement	Replacement Maintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
tand-by Power									
Transfer Switches	100-1				** **********************************	_			
Automatic	100%	2034	* *	1	\$39,600	В			
	Other Observation, Extent: Moderate, Location: Basement	Area Affe	ctea : 100%						
	Explanation: One Automatic Transfe.	n Cwitah I	g For City Hall Du	ildina					
Generators	Explanation . One Automatic Transfer	Swiich I.	в гот Сиу Наи Ви	uaing					
Diesel	100%	2030	* *	1	\$49,700	В			
Diesei	Other Observation, Extent: Moderate,		cted : 100%	1	ψ+2,700	Ъ			
	Location : Generator Room								
	Explanation: Two 415 Kva Cummins	Genset							
Batteries	•								
Lead/Acid	100%	2015	\$700	5	\$4,700	В			
Fuel Storage					•				
Day Tank	50%	2037	* *	5	\$11,900	В			
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%						
	Location: Generator Room								
	Explanation: Two 200 Gals								
Main Tank	50%	2049	* *	5	\$1,900	В			
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%						
	Location: Basement								
	Explanation: One 10,000 Gals								
ighting									
Interior Lighting									
Fluorescent	80%	2026	* *	10	\$94,100	В			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Offices And Basement								
	Explanation: Using T8 Lamps								
Fluorescent	20%	2026	* *	10	\$23,500	В			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Stairways, Receiving Room And Lobby								
	Explanation: Using Compact Floures	cent Lam	ps						
Egress Lighting									
Emergency, Service	60%	2026	* *	1		В			
Exit, LED	40%	2049	* *	1		В			
Exterior Lighting	5 00/	2021	*** *** ***	4.0	** -	_			
HID	50%	2021	\$29,200	10	\$200	В			
Incandescent	50%	2021	\$35,300	2	\$100	В			
larm									
Security System	1000/	2021	¢40 2 400	1	¢40,000	D			
Generic	100%	2021	\$482,400	1	\$48,000	В			
Fire/Smoke Detection	1000/	2020	* *	1.2	¢70.100	D			
Generic	100%	2029	* *	1-3	\$79,100	В			

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

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

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

Asset #: 2053

Mechanical	Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source	1000/		20.41	* *			ъ
Utility Steam	100%		2041		1		В
		ervation, Extent : Light, Area	Аဌјестеа	: 100%			
		: Throughout ion : Steam From Con Edisor					
Commencian Faminas and	Ехріапаі	ton : Steam From Con Eatson	<u>t</u>				
Conversion Equipment Heat Exchanger	80%		2034	* *	1	\$50,900	В
Pres. Reducing Valve/LP			2034	* *	5	\$1,500	В
Steam	2070		2030		3	\$1,500	ъ
Distribution							
Hot Wtr Piping/Pump	100%		2043	* *	4	\$9,500	В
Terminal Devices	100/0		2073		<u>-</u> T	Ψ2,500	
Air Handler	60%		2029	* *	1	\$47,600	В
Fan Coil Unit/Heat	40%		2029	* *	1	\$16,600	В
Air Conditioning	7070		2027			Ψ10,000	
Energy Source							
District C.W.	100%		2047	* *	1		В
District C.W.		ervation, Extent : Light, Area		: 100%	1		D
		: Throughout	33				
		ion : From Nearby 1 Centre S	Street Mu	micipal Building			
Distribution	•						
Chilled Wtr Pipe/Pump	100%		2047	* *	4	\$9,500	В
Terminal Devices						•	
Air Handler/Cool/Ht	80%		2029	* *	1	\$63,500	В
Fan Coil - Cool/Heat	20%		2029	* *	1	\$8,300	В
Ventilation							
Distribution							
Ductwork/Diffusers	15%	Now \$4,100	LIFE	* *	2-5	\$10,700	В
	Damaged,	Extent : Severe, Area Affected	d: 10%				
	Location	: Air Intake In Basement					
Ductwork/Diffusers	85%		LIFE	* *	2-5	\$60,800	В
Exhaust Fans						·	
Interior	100%		2026	* *	2	\$4,000	В
Plumbing						·	
H/C Water Piping							
Brass/Copper	100%		2047	* *	1		В
HW Heat Exchanger							
Low Temp	100%		2047	* *	4	\$19,100	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2029	* *	4	\$1,300	В
Backflow Preventer							
Generic	100%		2029	* *	1	\$7,900	В
·						· · · · · · · · · · · · · · · · · · ·	

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

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

Mechanical	Current Repair	Future Repla	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	year Estima FY	nted Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent : Light, A	rea Affected : 100%				
	Location: (3) B - Attic (1) 1-4	(1) B-4 (1) B-G				
	Explanation: 5 Units					
Fire Suppression						
Standpipe						
Generic	100%	2047	* *	1-5	\$64,800	В
Sprinkler						
Generic	100%	2047	* *	1-2	\$36,000	В
Fire Pump						
Generic	100%	2034	* *	1	\$24,000	В

^{**} 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

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			



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 PIER AT 44TH DRIVE

Piers	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural						
Deck						
Concrete	100% Now \$138,200 Broken, Extent : Severe, Area Affected Location : Throughout		* *	5	\$3,800	A
Pile Caps						
Timber	70% Now \$83,800 Broken, Extent : Severe, Area Affected Location : Throughout Rotting/Splitting, Extent : Severe, Area Location : Throughout	1 : 50%	**	4	\$11,300	A
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 Rotting/Splitting, Extent : Severe, Area Location : Throughout		* *	4	\$2,800	В
No Component	60%					D
Not Accessible	20%					D
Piles						
Timber	20% Now \$42,500 Broken, Extent : Severe, Area Affected Location : Splash Zone		* *	4	\$1,300	В
No Component	60%					D
Not Accessible	20%					D
Deck Elements						
Railing						
Steel	100% Now \$86,600 Other Observation, Extent: Severe, And Location: Perimeter Of Pier Explanation: Railing Broken, Only	rea Affected :	\$288,500 100%			В

^{**} 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

 $Program \, / \, Asset \, \# \quad : \, \, DCAS001.000 \, / \, 14015 \qquad \qquad Yr \, Built/Renovated \quad : \,$

Linear Ft : 1,376 Project Type : REAL PROPERTY

Date of Survey : 28-Mar-2012 Landmark Status : NONE

Areas Surveyed :

Block : 16109 Lot : 47 BIN :

CAPITAL	FY 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	



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 CONCRETE BULKHEAD

Bulkheads	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural						
Gravity Wall						
Concrete	34%	LIFE	* *	5	\$1,500	A
	Discolor & Bleeding, Exter Location : Throughout Spalling, Extent : Light, Ar Location : Below Cap	33	ed : 10%			
Concrete	1% 4+ Spalling, Extent : Moderate Location : At Stations 6+			5		A
Not Accessible	65%					D
Backfill Fill						
Not Accessible	100%					D
Surface						
Concrete	95%	2032	* *	5	\$12,200	В
	Cracking, Extent : Light, A Location : Throughout	rea Affected : 5%				
Topsoil	5%	2021	\$3,500	5	\$300	В
Deck Elements Railing						
Aluminum	100%	2022	\$474,100			В

Print Date: 05-Sep-2013 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

Asset Name : GRAVITY WALL W/REVETMENT

Address : ALONG UTOPIA PARKWAY BETWEEN 12TH AVE. AND CRYDERS LANE

Borough : QUEENS Agency's Number : N/A

Program / Asset # : DCAS005.000 / 14025 Yr Built/Renovated :

Linear Ft : 903 Project Type : REAL PROPERTY

Date of Survey : 23-Mar-2012 Landmark Status : NONE

Areas Surveyed :

Block : 4613 Lot : 1 BIN :

CAPITAL	FY 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	



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 GRAVITY WALL W/REVETMENT

Asset #: 14025

Bulkheads	Current Repair	Future Replaceme	nt N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated (FY	Cost Cycle (Yrs)	Estimated Cost	Priority Code
Structural					
Gravity Wall Stone	90% Displaced Elements, Extent : Moderat	LIFE e, Area Affected : 20%	** 5	\$56,400	A
	Location : Sta 6+00 To 6+50	33			
Stone	10% 0-2 \$85,300 Missing Part, Extent: Severe, Area Af Location: Isolated Throughout And Other Observation, Extent: Severe, A. Location: 0+00 To 0+10 Explanation: Undercut	fected : 40% Sta 5+50	** 5	\$6,300	A
Revetment	2.q tununum entaerem				
Stone	85%	LIFE	** 5	\$3,800	C
Stone	15% 4+ \$46,900 Missing Part, Extent : Moderate, Area Location : Sta 0+00 To 0+85 And No	Affected : 50%	** 5	\$700	С
Pile Caps					
Concrete	100% Cracking, Extent : Light, Area Affected Location : Throughout	LIFE d : 5%	** 5	\$2,200	A
Backfill					
Fill					
Topsoil	5% Other Observation, Extent : Moderate Location : Throughout	2051 , Area Affected : 10%	* * 10		В
	Explanation: At Voids Around Rail	Posts			
Not Accessible	95%				D
Surface	95%	2032	** 5	\$8,000	В
Asphalt	95% Cracking, Extent : Light, Area Affected Location : Throughout		3	\$6,000	Б
	Settlement, Extent : Light, Area Affector Location : Throughout	ed : 2%			
Asphalt	5% Now \$3,800 Cracking, Extent : Moderate, Area Aff Location : Sta 6+00 To 6+50 At The	fected : 5%	* * 5	\$200	В
	Other Observation, Extent : Severe, A. Location : At Base Of Fence Posts		,,,		
_	Explanation: Voids Around Rail Pos	st			
Deck Elements					
Railing Timber	99%	2017 \$129,	100		В
1111001	Surface Wearing/Scaling, Extent: Mod Location: Throughout				D
Timber	1% Now \$1,300 Broken, Extent: Severe, Area Affected Location: Sta 3+15 And 8+05		300		В

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

Maintenance \$ are aggregated over a 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

 $Program \, / \, Asset \, \# \quad : \, \, DGS0064.000 \, / \, 13936 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

Linear Ft : 75 Project Type : REAL PROPERTY

Date of Survey : 09-Nov-2010 Landmark Status : NONE

Areas Surveyed :

Block : 1107 Lot : 100 BIN :

CAPITAL

Total

Priority

Total

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Bulkheads		\$100		
Total		\$100		
Priority B Priority C		\$100		
Total		\$100		



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT

Bulkheads	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural						
Revetment						
Concrete	35%	LIFE	* *			C
	Broken, Extent : Light, Area	Affected : 20%				
	Location : Face Blocks					
Stone	65%	LIFE	* *	5	\$200	C
Backfill						
Fill						
Not Accessible	100%					D
Surface						
Concrete	25%	2031	* *	5	\$200	В
	Erosion, Extent : Light, Area	Affected : 70%				
	Location: Below The Conc.	rete Wall Above The	Revetment			
Gravel	10%	2035	* *	2-5		В
No Component	65%					D

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 Priority C	\$3,600			
Total	\$3,600			



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT

Bulkheads	C	urrent Repai	r	Futur	e Replacement	М	aintenance	
System Component Type	1	nil Date Esti Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Revetment								
Stone	20%	Now	\$82,500	LIFE	* *	5	\$600	C
	Missing Part	, Extent : Ligh	ht, Area Affec	ted : 50%	ó			
	0+00 To 0+	Intermittent D +70, And 3+80 Scour, Extent	0 To 4+00		Throughout; Most d : 100%	Severe A	Areas At Stations	
	Location: Station 0+00 To 0+20 And 3+80 To 4+00 (0+00 At East Edge Of Lipsett Ave, 5+95 50 Ft N E Of East Edge Of 2nd Ct)-Scour And Displaced Stone Resulting In Unstable Slope							
Stone	80%			LIFE	* *	5	\$2,300	C
Backfill								
Fill								
Topsoil	10%	0-2	\$3,600	2062	* *			В
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Areas At St		To 0+70, 2+5	0 At Outf	At Crest Of Emba all Pipe, And 3+80			
Not Accessible	90%							D
Surface								
Not Accessible	100%							D

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

 $Program \, / \, Asset \, \# \quad : \, \, DGS0067.000 \, / \, 13945 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

Linear Ft : 190 Project Type : REAL PROPERTY

Date of Survey : 13-Oct-2010 Landmark Status : NONE

Areas Surveyed :

Block : 5420 Lot : 200 BIN :

CAPITAL

Total

Priority

Total

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Bulkheads	\$26,300			
Total	\$26,300			
Priority C	\$26,300			
Total	\$26,300			



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT

Bulkheads	Current Repai	r Future	Replacement	Maintenance				
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle Estimated Cost (Yrs)	Priority Code			
Structural								
Revetment								
Concrete	25%	LIFE	* *		C			
	Other Observation, Extent	Other Observation, Extent: Light, Area Affected: 1%						
	Location : Station 1+65 Of Arden Ave) Explanation : Concrete (rner Along Arden	Ave,1+90 On East Side				
Stone	20% 0-2	\$26,300 LIFE	* *	5 \$200	С			
	Erosion, Extent : Moderat	Erosion, Extent : Moderate, Area Affected : 100%						
	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							
Stone	55%	LIFE	* *	5 \$500	С			

Print Date: 05-Sep-2013 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

Asset Name : REVETMENT #3

Address : ALONG BANK STREET TO WESTERVELT AVE.

Borough : STATEN ISLAND Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DGS0063.000 \, / \, 13929 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

Linear Ft : 216 Project Type : REAL PROPERTY

Date of Survey : 20-Oct-2010 Landmark Status : NONE

Areas Surveyed :

Block : 2 Lot : 778 BIN :

CAPITAL	FY 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 Priority C	\$16,400	\$300		
Total	\$16,400	\$300		



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT #3

Bulkheads	Curren	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Structural								
Revetment								
Stone	70%		LIFE	* *	5	\$700	C	
Stone	30% 4+	\$44,900	LIFE	* *	5	\$300	C	
	Other Observation, Location : Throug	Extent : Severe, Are phout	a Affecte	d : 100%				
	Explanation: Inst	ufficient Armor						
Backfill								
Fill								
Topsoil	30% Now	\$13,100	2062	* *			В	
	Erosion, Extent : Moderate, Area Affected : 100%							
	Location : Throug	ghout Inshore Of Rev	etment					
Not Accessible	70%						D	
Surface								
Topsoil	30% Now	\$3,300	2022	\$3,300	5	\$100	В	
•	Erosion, Extent : Moderate, Area Affected : 100%							
	Location: Throug	ghout Inshore Of Rev	etment					
Topsoil	70%		2021	\$7,700	5	\$600	В	

Print Date: 05-Sep-2013 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2014

Asset Name : REVETMENT BEHIND KENT AVE SHOPS 390 KENT AVENUE

Address : SOUTH SIDE WILLIAMSBURG BRIDGE EAST RIVER @ S6TH ST TO BROADWAY

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : DGS0025.010 / 14652 Yr Built/Renovated :

Linear Ft : 500 Project Type : REAL PROPERTY

Date of Survey : 23-Mar-2012 Landmark Status : NONE

Areas Surveyed :

Block : 2467 Lot : 1 BIN :

CAPITAL	FY 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 Priority C	\$69,300	\$100		\$100
Total	\$69,300	\$100		\$100



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT BEHIND KENT AVE SHOPS 390 KENT AVENUE

Bulkheads		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Structural									
Revetment									
Stone	90%		\$187,100	LIFE	* *	5	\$2,200	C	
	_		: Severe, Area Affe	cted : 25	5%				
	Location	ı : At Top C	of Revetment						
Stone	10%			LIFE	* *	5	\$200	C	
Backfill									
Fill									
Topsoil	15%			2051	* *	10		В	
Topsoil	50%		\$15,200	2051	* *			В	
		Erosion, Extent: Moderate, Area Affected: 25%							
	Location	ı : Through	out						
Topsoil	35%	Now	\$17,700	2051	* *			В	
	Erosion, I	Erosion, Extent : Severe, Area Affected : 50%							
	Location	n : Stations	0+86 To 1+10 And	l 1+43 T	To 2+93 from north	ı			
Surface									
Topsoil	15%			2021	\$3,800	5	\$300	В	
Topsoil	50%	2-4	\$6,300	2021	\$12,700	5	\$500	В	
_	Erosion, I	Erosion, Extent : Moderate, Area Affected : 25%							
	Location	ı : Through	out						
Topsoil	35%	Now	\$4,400	2021	\$8,900	5	\$300	В	
· F · · ·			ere, Area Affected .		, - ,-		,		
	Location	ı : Stations	0+86 To 1+10 And	l 1+43 T	To 2+93 From Nort	th			
Deck Elements									
Railing									
Fencing	8%	Now	\$2,000	2028	* *	3		В	
C	Broken, E	Extent : Seve	ere, Area Affected :	100%					
	Location: Station 1+50 From North								
Fencing	92%	4+	\$23,500	2028	* *	3	\$100	В	
1 01101115	7 - 7 - 7	• •	ight, Area Affected			٥	Ψ100	D	
		ı : Through	-						
		_	Moderate, Area Aff	ected : 1	00%				
		ı : Through							

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

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

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 :

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			



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 STEEL SHEET PILE BULKHEAD

Bulkheads	Current Repai	r Futui	re Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural						
Sheet Piles						
Steel	10% 4+	\$8,000 LIFE	* *			A
	Corrosion, Extent: Moder	ate, Area Affected : 10	00%			
	Location : Tidal And Spl	ash Zones				
Steel	60%	LIFE	* *			A
Not Accessible	30%					D
Pile Caps						
Concrete	90%	LIFE	* *	5	\$300	A
Concrete	2% 2-4	LIFE	* *	5		A
	Spalling, Extent : Severe, A	Area Affected : 100%				
	Location: Northeast Con	rner				
Concrete	8% 4+	LIFE	* *	5		A
	Spalling, Extent : Light, A	rea Affected : 100%				
	Location : Throughout					
Backfill						
Fill						
Not Accessible	100%					D
Surface						
Not Accessible	100%					D

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	



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 TIMBER BULKHEAD W/CONCRETE SEAWALL

Bulkheads	Current Rep	oair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural							
Gravity Wall							
Concrete	5% 4+	. ,	LIFE	* *	5	\$700	A
	Cracking, Extent: Light		10%				
	Location: Throughout		00/				
	Spalling, Extent : Light,			D 11 150 1			
	Location: Randomly						
Concrete	25%		LIFE	* *	5	\$3,300	A
	Erosion, Extent : Light,		0%				
	Location : Behind Tim	ber					
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	В
Concrete	40%		2032	* *	5	\$14,700	В
	Cracking, Extent: Mode						
	Location : Isolated Th	-		0.4			
	Settlement, Extent: Moderate, Area Affected: 50%						
	Location : Isolated Th	rougnout Siaewaii	ζ				
Under Construction	20%						D
Deck Elements							
Railing							_
Steel	79%		2021	\$2,802,300			В
	Other Observation, Exte	-	ffected .	: 100%			
	Location: Throughout						
	Explanation : Minor R						
Steel	1% Now	+-,	2021	\$35,500			В
	Broken, Extent : Moderate, Area Affected : 100%						
	Location : Near Statio	n 20+00 From We	est				
Under Construction	20%						D

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 TIMBER BULKHEAD W/CONCRETE SEAWALL

Bulkheads	Current Repair	Futur	e Replacement	Maint	enance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle Es (Yrs)	stimated Cost	Priority Code
Deck Elements						
Parapet						
Concrete	10% 4+ \$	54,500 2024	\$272,600			В
	Corrosion, Extent : Moderate,	Area Affected : 15	%			
	Location: Throughout On Inshore Side					
	Cracking, Extent: Moderate, Area Affected: 20%					
	Location : Throughout On Inshore Side					
	Exposed Reinforcement, Extent : Moderate, Area Affected : 15%					
	Location : Throughout On In	shore Side	55			
	Spalling, Extent : Severe, Area	Affected: 15%				
	Location : Throughout On In					
Concrete	70%	2024	\$1,908,000			В
	Cracking, Extent : Light, Area	Affected : 2%				
	Location: Throughout					
Under Construction	20%					D

DEPT. OF CITYWIDE ADMIN. SERV. - 856

Project: PUBLIC BUILDINGS

CAPITAL	F	Y 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

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

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