

Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**Asset Name** : APPELLATE COURT - 1ST DEPT.  
**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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$905,200	\$1,645,900
Interior Architecture	\$384,500	\$1,837,100
Electrical		\$47,300
Mechanical		\$164,300
<b>Total</b>	<b>\$1,289,800</b>	<b>\$3,694,600</b>
Priority A	\$905,200	\$1,645,900
Priority B		\$717,400
Priority C	\$384,500	\$1,331,300
<b>Total</b>	<b>\$1,289,800</b>	<b>\$3,694,600</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$56,200	\$15,100		
Interior Architecture	\$34,400		\$1,567,700	
Electrical	\$900	\$900	\$1,900	\$2,200
Mechanical	\$22,300	\$20,100	\$15,900	\$20,900
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$123,600</b>	<b>\$46,000</b>	<b>\$1,595,400</b>	<b>\$33,000</b>
Priority A	\$56,200	\$15,100		
Priority B	\$33,100	\$30,900	\$27,700	\$33,000
Priority C	\$34,400		\$1,567,700	
<b>Total</b>	<b>\$123,600</b>	<b>\$46,000</b>	<b>\$1,595,400</b>	<b>\$33,000</b>



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

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**APPELLATE COURT - 1ST DEPT.**  
**Asset # : 13870**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Fiberglass Panel	5%			2031	**	5	\$152,800	A
Masonry: Brick	15%	Now	\$194,400	LIFE	**	5	\$122,200	A
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Stack Chimney</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Penthouse</i>							
Masonry: Marble	55%			LIFE	**	5	\$336,100	A
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Various Ground Level Areas</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Stucco Cement	25%			2035	**	5	\$509,200	A
<b>Windows</b>								
Aluminum	85%			2038	**	5	\$156,000	A
Wood	15%			2030	**	5	\$275,300	A
<b>Parapets</b>								
Copper/Terne	25%			2042	**	5	\$22,900	A
Masonry: Brick	20%	Now	\$23,000	LIFE	**	5	\$3,800	A
	<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Parge/Tar Separating, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Masonry: Marble	35%			LIFE	**	5	\$8,300	A
Metal Panel	10%			2032	**	5	\$7,300	A
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Metal Rail	10%	Now	\$5,300	2027	**	5	\$13,400	A
	<i>Loose/MISS Fasteners, Extent : Severe, Area Affected : 60%</i>							
	<i>Location : Throughout</i>							
<b>Roof</b>								
Roll Roofing	75%	Now	\$27,800	2018	\$556,500	5	\$106,600	A
	<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Southeast Corner</i>							
Skylight, Metal/Glass	25%			2032	**	10	\$142,100	A

**Interior**

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**APPELLATE COURT - 1ST DEPT.**  
**Asset # : 13870**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2018	\$1,390,100	3	\$129,100	C
Carpet	30%			2021	\$3,475,200	3	\$387,400	C
Cast in Place Concrete	10%	Now	\$94,400	LIFE	**	5	\$188,300	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout Basement</i>								
Mosaic Tile	15%			2027	**	5	\$322,900	C
Marble Panels	15%			LIFE	**	5	\$96,900	C
Slate	5%			LIFE	**	5	\$45,700	C
Vinyl Tile	5%			2027	**	3	\$16,100	C
Wood	10%			2037	**	5	\$161,400	C
<b>Interior Walls</b>								
Masonry: Brick	8%			LIFE	**			C
Masonry: Fieldstone	2%	Now	\$48,000	LIFE	**			C
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Penetration</i>								
Marble Panels	25%			LIFE	**			C
Plaster	10%			LIFE	**	5	\$20,300	C
Plaster	30%	Now	\$34,400	LIFE	**	5	\$60,900	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Southeast Corner Of Library</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Southeast Corner Of Library</i>								
Wood	25%			LIFE	**	5	\$677,000	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	3%			2035	**	5	\$25,800	B
Exposed Concrete	10%			LIFE	**	5	\$13,500	B
Glass: Susp Panels	10%			LIFE	**			B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Courtroom Dome</i>								
<i>Explanation : Louis Tiffany Dome. Ultra Premium.</i>								
Gypsum Board	32%			LIFE	**	5	\$344,400	B
Masonry: Marble	10%			LIFE	**	1		B
Masonry: Vault Struct	5%			LIFE	**			B
Plaster	30%			LIFE	**	5	\$161,400	B

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**APPELLATE COURT - 1ST DEPT.**  
**Asset # : 13870**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Fused Disc Sw	20%			2048	**	5		B
Molded Case Bkrs	80%			2048	**	5	\$1,100	B
Raceway								
Conduit	100%			2048	**	1		B
Panelboards								
Fused Disc Sw	10%			2044	**	5	\$100	B
Molded Case Bkrs	90%			2044	**	5	\$1,300	B
Wiring								
Thermoplastic	100%			2048	**	1		B
Motor Controllers								
Locally Mounted	30%			2039	**	5	\$100	B
Motor Control Center	70%			2039	**	5	\$1,000	B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	95%			2030	**	10	\$47,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2030	**	10		B
Incandescent	3%			2030	**	2		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Chandelier Lighting Fixtures</i>								
Egress Lighting								
Emergency, Service	10%			2030	**	1		B
Exit, LED	90%			2062	**	1		B
Exterior Lighting								
Not Accessible	100%							D
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2027	**	1-3	\$10,000	B

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**APPELLATE COURT - 1ST DEPT.**  
**Asset # : 13870**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
<b>Heating</b>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2031	**	5	\$3,200	B
Distribution								
Steam Piping/Pump	100%			2042	**	4	\$2,700	B
Terminal Devices								
Air Handler	50%			2027	**	1	\$16,800	B
Convactor/Radiator	45%			2035	**	1	\$7,900	B
Fan Coil Unit/Heat	5%			2027	**	1	\$900	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2027	**	1	\$25,200	B
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Chillers - Basement Mechanical Room</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Multi Stage Chiller - Basement</i>					
			<i>Explanation : 2 Units</i>					
Distribution								
Chilled Wtr Pipe/Pump	100%			2042	**	4	\$2,700	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	**	1	\$33,600	B
Heat Rejection								
Water Cool Tower	100%			2023	\$164,300	2	\$54,700	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,300	B
Exhaust Fans								
Roof	100%			2027	**	2	\$1,700	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	20%			2042	**	1		B
Galv Iron/Steel	80%			2035	**	1		B
Water Heater								
Gas Fired	100%			2020	\$13,300	2	\$800	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%	Now	\$11,700	2032	**	4	\$1,600	B
			<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Sewage Ejector(s)								
Electric	100%			2027	**	4	\$1,600	B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**APPELLATE COURT - 1ST DEPT.**  
**Asset # : 13870**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Backflow Preventer								
Generic	100%			2027	* *	1	\$3,300	B
<b>Fixtures</b>								
Generic	100%							B
		<i>Obsolete Fixtures, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : One Unit Travels From Basement : Penthouse, The Other From Cellar : 4th Floor</i>						
		<i>Explanation : 2 Units</i>						
<b>Fire Suppression</b>								
<b>Sprinkler</b>								
No Component	95%							D
Generic	5%			2042	* *	1-2	\$800	B

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**Asset Name** : APPELLATE COURT - 2ND DEPT.  
**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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$885,900	\$83,100
Interior Architecture	\$288,400	\$156,100
Electrical	\$350,300	\$333,000
Mechanical	\$465,000	\$471,100
<b>Total</b>	<b>\$1,989,600</b>	<b>\$1,043,400</b>
Priority A	\$885,900	\$83,100
Priority B	\$857,500	\$857,000
Priority C	\$246,200	\$103,200
<b>Total</b>	<b>\$1,989,600</b>	<b>\$1,043,400</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$38,500			
Interior Architecture	\$227,800			\$12,900
Electrical	\$22,300	\$6,000	\$5,400	\$32,000
Mechanical	\$96,400	\$19,900	\$35,800	\$36,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$392,900</b>	<b>\$33,800</b>	<b>\$49,100</b>	<b>\$89,400</b>
Priority A	\$38,500			
Priority B	\$126,600	\$33,800	\$49,100	\$76,500
Priority C	\$227,800			\$12,900
<b>Total</b>	<b>\$392,900</b>	<b>\$33,800</b>	<b>\$49,100</b>	<b>\$89,400</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**APPELLATE COURT - 2ND DEPT.**  
**Asset # : 2036**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%	2-4	\$24,900	LIFE	**	5	\$21,000	A
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	15%	2-4	\$40,000	LIFE	**	5	\$12,600	A
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Granite	5%			LIFE	**	5	\$3,100	A
Masonry: Limestone	75%			LIFE	**	5	\$47,200	A
<b>Windows</b>								
Bronze/Brass	95%	Now	\$845,900	2032	**	5	\$35,900	A
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Library</i>							
Metal Louvers	5%			2033	**	10	\$3,800	A
<b>Parapets</b>								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,200	A
Masonry: Brick	35%	0-2	\$6,200	LIFE	**	5	\$2,000	A
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	60%			LIFE	**	5	\$4,400	A
<b>Roof</b>								
Single Ply Membrane	100%	2-4	\$7,400	2029	**			A
	<i>Blisters, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

**Interior**

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**APPELLATE COURT - 2ND DEPT.**  
**Asset # : 2036**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%	0-2	\$158,100	2023	\$316,100	3	\$35,200	C
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$4,800	2033	**	5	\$2,400	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cork Tile	25%	2-4	\$123,400	2044	**	5	\$10,300	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	20%			LIFE	**	5	\$14,100	C
Quarry Tile	5%	2-4	\$7,100	2029	**	5	\$3,500	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	2-4	\$11,500	LIFE	**	5	\$3,700	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	2-4	\$8,400	2029	**	3	\$3,500	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%	2-4	\$16,300	2052	**	5	\$4,400	C
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%	2-4	\$21,500	LIFE	**			C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%			LIFE	**	5	\$7,700	C
Marble Panels	15%	2-4	\$81,300	LIFE	**			C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	45%	Now	\$41,500	LIFE	**	5	\$17,400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Court Room And Throughout</i>								
SGFT/Glazed Masonry	5%			LIFE	**			C
Wood	20%			LIFE	**	5	\$103,200	C
<b>Ceilings</b>								
Exposed Concrete	10%			LIFE	**	5	\$1,500	B
Plaster	25%			LIFE	**	5	\$14,700	B
Plaster	65%	Now	\$42,300	LIFE	**	5	\$38,200	B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Library Windows</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**APPELLATE COURT - 2ND DEPT.**  
**Asset # : 2036**

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$18,100	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 2400 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2029	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Elevator Room - Penthouse</i>								
<i>Explanation : One 34 Kva 240/120hv-208lv And 100 Amps 500 Dc Volts Output Filter</i>								
Switchgear / Switchboard								
Molded Case Bkrs	90%			2024	\$75,800	5	\$1,500	B
Molded Case Bkrs	10%			2034	**	5	\$200	B
Raceway								
Conduit	85%			2024	\$65,600	1		B
Conduit	10%			2034	**	1		B
Conduit	5%			2054	**	1		B
Panelboards								
Fused Disc Sw	10%			2023	\$5,700	5	\$100	B
Molded Case Bkrs	75%			2023	\$43,100	5	\$1,200	B
Molded Case Bkrs	10%			2032	**	5	\$200	B
Molded Case Bkrs	5%			2049	**	5	\$100	B
Wiring								
Braided Cloth	20%	2-4	\$17,600	2049	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	55%			2024	\$48,400	1		B
Thermoplastic	20%			2034	**	1		B
Thermoplastic	5%			2054	**	1		B
Motor Controllers								
Locally Mounted	20%			2029	**	5	\$100	B
Motor Control Center	80%			2029	**	5	\$1,400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	B
Lighting								
Interior Lighting								
Fluorescent	10%			2034	**	10	\$5,800	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices &amp; Filing Room - Basement</i>								
Fluorescent	70%			2019	\$241,100	10	\$40,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	20%			2019	\$68,900	2	\$300	B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**APPELLATE COURT - 2ND DEPT.**  
**Asset # : 2036**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting								
Emergency, Battery	45%			2024	\$10,800	10	\$6,800	B
Emergency, Battery	5%			2034	**	10	\$800	B
Exit, Service	50%			2034	**	1		B
<b>Exterior Lighting</b>								
HID	90%			2019	\$21,800	10	\$200	B
Incandescent	10%			2019	\$3,400	2		B
<b>Alarm</b>								
<b>Security System</b>								
No Component	50%							D
Generic	50%			2024	\$100,100	1	\$11,700	B
<b>Fire/Smoke Detection</b>								
Generic	100%			2032	**	1-3	\$38,700	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Fuel Oil No 2	100%			2044	**	5	\$19,500	B
<b>Conversion Equipment</b>								
Steam Boiler	100%	0-2	\$322,200	2044	**	1	\$56,000	B
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Boiler Stack Is Attached To Adjacent Building. Leaks Flue Gas As Per Super</i>								
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<b>Distribution</b>								
Steam Piping/Pump	100%	Now	\$23,100	2034	**	4	\$3,100	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vacuum Condensate Pumps</i>								
<b>Terminal Devices</b>								
Air Handler	40%			2019	\$142,800	1	\$15,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 5 Units</i>								
Convactor/Radiator	60%			2037	**	1	\$12,200	B
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2040	**	1		B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**APPELLATE COURT - 2ND DEPT.**  
**Asset # : 2036**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2029	* *	1	\$29,100	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chillers</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 5 Units</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2044	* *	4	\$4,600	B
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$14,100	2024	\$281,100	1	\$34,900	B
<i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pneumatic Control In 2nd, 3rd, 4th Floor Air Handlers</i>								
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Air Handlers # 1, 3</i>								
Heat Rejection								
Water Cool Tower	100%			2022	\$190,000	2	\$63,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$35,000	B
Exhaust Fans								
Interior	100%			2029	* *	2	\$1,900	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	* *	1		B
Water Heater								
Oil Fired	100%			2022	\$20,500	1	\$1,800	B
HW Heat Exchanger								
Low Temp	100%	Now	\$20,500	2054	* *	4	\$6,200	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Low Temp Leaks</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%	Now	\$4,600	LIFE	* *	1		B
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement With Heavy Rain And First Floor</i>								
Sump Pump(s)								
Rigid Piping	100%	0-2	\$11,700	2034	* *	4	\$1,600	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sump Pump - Basement</i>								
Fixtures								
Generic	100%							B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**APPELLATE COURT - 2ND DEPT.**  
**Asset # : 2036**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement: 3rd Floor</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	\$31,700	B
Fire Pump								
Generic	100%			2027	* *	1	\$11,700	B

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$3,898,100	\$572,600
Interior Architecture	\$2,216,600	\$14,355,100
Electrical	\$3,149,900	\$2,220,200
Mechanical	\$2,779,600	\$12,854,600
<b>Total</b>	<b>\$12,044,200</b>	<b>\$30,002,400</b>
Priority A	\$3,898,100	\$572,600
Priority B	\$6,581,300	\$15,548,900
Priority C	\$1,564,800	\$13,880,900
<b>Total</b>	<b>\$12,044,200</b>	<b>\$30,002,400</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$15,600			
Interior Architecture	\$207,000		\$21,100	\$137,000
Electrical	\$82,600	\$51,600	\$49,900	\$60,000
Mechanical	\$296,300	\$181,900	\$321,900	\$172,500
Elevators/Escalators	\$148,500	\$148,500	\$148,500	\$148,500
<b>Total</b>	<b>\$749,900</b>	<b>\$381,900</b>	<b>\$541,400</b>	<b>\$517,900</b>
Priority A	\$15,600			
Priority B	\$527,400	\$381,900	\$520,300	\$380,900
Priority C	\$207,000		\$21,100	\$137,000
<b>Total</b>	<b>\$749,900</b>	<b>\$381,900</b>	<b>\$541,400</b>	<b>\$517,900</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	3%	0-2	\$256,100	LIFE	**	5	\$78,700	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Cooling Tower Area</i>								
Masonry: Brick	12%	0-2	\$182,700	LIFE	**	5	\$63,000	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Below Windows, Garage Wing</i>								
Masonry: Granite	3%			LIFE	**	5	\$11,800	A
Masonry: Limestone	80%	0-2	\$2,205,200	LIFE	**	5	\$314,800	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Slate Panels	2%			LIFE	**	5	\$7,900	A
<b>Windows</b>								
Aluminum	100%	0-2	\$280,500	2032	**	5	\$34,800	A
<i>Air Infiltration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Exterior Surfaces</i>								
<i>Explanation : Dirty Glass</i>								
<b>Parapets</b>								
Cast in Place Concrete	40%	0-2	\$68,700	LIFE	**	5	\$116,100	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Expansion Jnt Failure, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	0-2	\$15,600	LIFE	**	5	\$2,800	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	40%	0-2	\$113,200	LIFE	**	5	\$14,100	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%	2-4	\$72,100	2044	**	5	\$20,000	A
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	90%	2-4	\$719,500	2034		**		A
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Annex</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : At Lower Floor Setbacks</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Setback Areas At Lower Floors</i>								
<i>Explanation : Pigeon Waste Accumulation</i>								
Traffic Topping	10%			2034		**	\$30,200	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	20%	2-4	\$207,000	2020	\$2,069,700	3	\$252,900	C
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	15%	Now	\$126,500	LIFE		**	\$276,600	C
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Loading Dock Over Lm Level</i>								
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parking Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Lm Level</i>								
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Basement- Near Electrical Room Corridors</i>								
<i>Explanation : Plywood Covering Concrete Trenches</i>								
Ceramic Tile	5%			2033		**	\$42,200	C
Terrazzo	10%	Now	\$188,500	LIFE		**	\$65,900	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
Vinyl Tile	50%	Now	\$689,300	2024	\$3,446,700	3	\$158,100	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$65,700	2033	**	5	\$24,800	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Public Restroom On Lm Level</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Public Restroom On Lm Level</i>								
Concrete Masonry Unit	10%	Now	\$105,800	LIFE	**	5	\$39,600	C
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof Stair D, Basement - Electrical Room</i>								
Fabric on Framing	10%			2025	\$9,702,400	5	\$49,500	C
Gypsum Board	33%	0-2	\$65,200	LIFE	**	5	\$196,100	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%	4+	\$37,100	LIFE	**			C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Granite Panels	5%	0-2	\$191,200	LIFE	**			C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	25%	Now	\$95,500	LIFE	**	5	\$74,300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridor Near Judges Garage On Lm Level</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor Near Judges Garage On Lm Level</i>								
SGFT/Glazed Masonry	5%			LIFE	**			C
Wood	2%			LIFE	**	5	\$79,300	C

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTileConcealSpLn	40%	Now	\$262,300	2029	**	5	\$210,800	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 8th Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Rooms On Lm Level</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Rooms On Lm Level</i>								
AcousTileSusp.Lay-In	25%	Now	\$327,900	2037	**	5	\$105,400	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout,Corridor(s)</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout,Corridor(s)</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridors On Lm Level</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout,Corridor(s)</i>								
Exposed Concrete	20%			LIFE	**	5	\$26,300	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stair D To Roof</i>								
Gypsum Board	15%	0-2	\$61,500	LIFE	**	5	\$158,100	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 12%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2024	\$47,200	5	\$1,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 3000 Amps And Two 2000 Amps Main Disconnect Switch</i>								
Fused Disc Sw	50%			2050	**	5	\$1,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4000 Amps</i>								
Transformers								
Dry Type	100%			2041	**	5	\$1,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Total Of 75 - Different Ratings</i>								

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2024	\$153,600	5	\$1,100	B
Fused Disc Sw	50%			2050	**	5	\$1,100	B
Raceway								
Conduit	30%			2034	**	1		B
Conduit	70%			2050	**	1		B
Panelboards								
Fused Disc Sw	10%			2046	**	5	\$1,200	B
Molded Case Bkrs	90%			2046	**	5	\$11,900	B
Wiring								
Thermoplastic	60%			2024	\$282,600	1		B
Thermoplastic	40%			2050	**	1		B
Motor Controllers								
Locally Mounted	30%			2022	\$236,800	5	\$1,000	B
Motor Control Center	70%			2041	**	5	\$9,600	B
<b>Ground</b>								
Grounding Devices								
Generic	90%			LIFE	**	5	\$6,600	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : Water Main</i>				
Generic	10%			LIFE	**	5	\$700	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : Water Main</i>				
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2041	**	1	\$154,500	B
Generators								
Diesel	100%			2037	**	1	\$194,400	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : One 1500 Kw Caterpillar Genset</i>				
Batteries								
Lead/Acid	100%			2019	\$700	5	\$18,600	B
Fuel Storage								
Day Tank	50%			2046	**	5	\$46,600	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : One 275 Gallons</i>				
Main Tank	50%			2027	**	5	\$7,400	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : One 10000 Gallons</i>				
<b>Lighting</b>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	85%			2019	\$2,135,000	10	\$391,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	15%			2019	\$376,800	2	\$1,700	B
<b>Egress Lighting</b>								
Emergency, Service	50%			2019	\$35,100	1		B
Exit, Service	50%			2019	\$35,100	1		B
<b>Exterior Lighting</b>								
HID	100%			2019	\$176,600	10	\$1,500	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							D
Generic	20%			2029	**	1	\$37,500	B
<b>Fire/Smoke Detection</b>								
No Component	70%							D
Generic	30%			2024	\$1,500,000	1-3	\$92,800	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Interruptible Gas/Dual Fuel	100%			2044	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No.2 Fuel Tank Also Used As Main Supply Tank For Emergency Diesel Generator</i>								
<b>Conversion Equipment</b>								
Steam Boiler	100%	2-4	\$2,350,100	2044	**	1	\$447,400	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : 10th Floor Boiler Room</i>								
<i>Explanation : 2 Units - 2 Heat Exchangers Convert Steam To Hot Water</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	70%			2032	**	4	\$26,000	B
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Hot Water Used For Preheat Coils And Perimeter Radiators</i>								
Steam Piping/Pump	30%			2034	**	4	\$7,400	B

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	30%	Now	\$39,000	2024	\$780,900	1	\$83,800	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pneumatic Control System</i>								
Fan Coil Unit/Heat	70%			2024	\$5,059,900	1	\$113,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	99%			2039	**	1	\$537,800	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chillers</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Units In 10th Floor, And One Unit On Roof</i>								
<i>Explanation : 4 Units</i>								
Ext Pkg Unit - Cooling	1%			2029	**	2	\$300	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2044	**	4	\$37,100	B
Terminal Devices								
Air Handler/Cool/Ht	50%			2029	**	1	\$155,200	B
Fan Coil - Cool/Heat	50%			2024	\$4,569,300	1	\$81,100	B
Heat Rejection								
Water Cool Tower	100%			2028	**	2	\$505,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$208,300	LIFE	**	2-5	\$279,900	B
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 10th Floor</i>								
Exhaust Fans								
Interior	100%			2024	\$533,600	2	\$15,400	B
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2044	**	1		B
Galv Iron/Steel	90%	Now	\$129,800	2022	\$1,297,600	1		B
<i>Booster Pump w/Tank, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
HW Heat Exchanger								
HTHW/HW	100%			2050	**			B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%	Now	\$52,400	LIFE	**	1		B
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northeast Side Street Sewer</i>								
Storm Drain Piping Cast Iron	100%	Now	\$33,700	LIFE	**	1		B
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garage Level And Basement Of Main Building With Heavy Rain</i>								
Sump Pump(s) Rigid Piping	100%	0-2	\$10,600	2034	**	4	\$1,600	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s) Electric	100%	0-2	\$10,600	2034	**	4	\$1,600	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Backflow Preventer Generic	100%			2029	**	1	\$30,700	B
Fixtures Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : (6) Lm-8 (4) B-9 (1) B-10</i>								
<i>Explanation : 11 Units</i>								
Hydraulic	10%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : G-4th Floor</i>								
<i>Explanation : 2 Units</i>								
Escalators Under 20' Rise	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) Lm - M (2) M-1 (2) 1-2</i>								
<i>Explanation : 6 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2050	**	1-5	\$253,100	B
Sprinkler No Component Generic	70%			2044	**	1-2	\$42,200	D
<i>Dry System, Extent : Light, Area Affected : 15%</i>								
<i>Location : Dry In Garage And Wet At 1st Floor, Basement</i>								
Fire Pump Generic	100%			2020	\$357,600	1	\$93,700	B

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**Asset Name** : BRONX HALL OF JUSTICE  
**Address** : 265 EAST 161 STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCAS009.000 / 14315 **Yr Built/Renovated** : 2003 / 2009  
**Area Sq Ft** : 732,515 **Project Type** : COURTS  
**Date of Survey** : 27-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,9,L1,L2  
**Block** : 2444 **Lot** : 32 **BIN** : 2113095

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$4,422,100	\$1,376,800
Interior Architecture	\$3,834,600	\$2,753,900
Electrical		\$470,300
Mechanical	\$1,929,000	\$355,400
<b>Total</b>	<b>\$10,185,700</b>	<b>\$4,956,400</b>
Priority A	\$4,422,100	\$1,376,800
Priority B	\$2,602,900	\$1,691,800
Priority C	\$3,160,700	\$1,887,800
<b>Total</b>	<b>\$10,185,700</b>	<b>\$4,956,400</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$49,700			
Interior Architecture	\$1,126,000			\$246,700
Electrical	\$106,100	\$111,900	\$78,300	\$78,300
Mechanical	\$232,900	\$281,200	\$395,700	\$244,200
Elevators/Escalators	\$202,100	\$202,100	\$202,100	\$202,100
<b>Total</b>	<b>\$1,716,900</b>	<b>\$595,200</b>	<b>\$676,100</b>	<b>\$771,300</b>
Priority A	\$49,700			
Priority B	\$568,500	\$595,200	\$676,100	\$524,600
Priority C	\$1,098,600			\$246,700
<b>Total</b>	<b>\$1,716,900</b>	<b>\$595,200</b>	<b>\$676,100</b>	<b>\$771,300</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
<b>Exterior</b>								
<b>Exterior Walls</b>								
Metal/Glass Curt Wall	65%	0-2	\$3,717,000	LIFE	**	5	\$794,200	A
<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 20%</i>								
<i>Location : Seventh Floor Law Library</i>								
Metal Panel	20%	0-2	\$45,100	2045	**	5	\$244,400	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Granite Panels	5%			LIFE	**	5	\$48,900	A
Pre-Cast Concrete	10%			LIFE	**	5	\$423,600	A
<b>Windows</b>								
Metal Louvers	10%			2034	**	10		A
No Component	90%							D
<b>Parapets</b>								
Metal Panel	10%			2045	**	5	\$7,700	A
Metal Rail	90%			2038	**	5-10	\$322,000	A
<b>Roof</b>								
IRMA/Protected Membrane	4%	Now	\$25,300	2030	**			A
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	4%	Now	\$44,800	2038	**			A
<i>Seams Open/Split, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over 2nd Floor Ramp To Jury Waiting Room</i>								
Modified Bitumen	90%	Now	\$208,000	2030	**			A
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	2%			2045	**	10	\$27,500	A
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 2 Units</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	40%	0-2	\$1,076,700	2024	\$5,383,400	3	\$657,800	C
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%	4+	\$21,900	LIFE	**	5	\$239,800	C
<i>Loose/Delam Surface, Extent : Light, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Elevator Machine Room 1004</i>								
Ceramic Tile	5%			2034	**	5	\$54,800	C
Granite Panels	15%			LIFE	**	5	\$246,700	C
Terrazzo	30%	0-2	\$992,600	LIFE	**	5	\$257,000	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	8%			2034	**	5	\$147,000	C
Gypsum Board	75%			LIFE	**	5-10	\$2,342,400	C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Elevator Room 1031</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Granite Panels	12%			LIFE	**	10	\$88,200	C
Wood	5%			LIFE	**	5	\$734,900	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	58%	0-2	\$247,300	2038	**	5	\$318,000	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	40%	0-2	\$426,600	LIFE	**	5	\$548,200	B
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : 6th Floor &amp; Ceiling Above Jury Assembly Ramp</i>								
Metal Panel	2%			LIFE	**	5	\$54,800	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%			2051	**	5	\$3,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- 5000 Amps Services</i>								
<b>Transformers</b>								
Dry Type	100%			2042	**	5	\$2,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Various Kva Ratings</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2051	**	5	\$3,100	B
<b>Raceway</b>								
Conduit	100%			2051	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	10%			2047	**	5	\$1,700	B
Molded Case Bkrs	90%			2047	**	5	\$17,400	B
<b>Wiring</b>								
Thermoplastic	100%			2051	**	1		B

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
<b>Under 600 Volts</b>								
<b>Motor Controllers</b>								
Locally Mounted	10%			2042	**	5	\$500	B
Motor Control Center	80%			2042	**	5	\$16,000	B
	<i>Other Observation, Extent : Light, Area Affected : 80%</i>							
	<i>Location : First, Seventh And Mezzanine Floors</i>							
	<i>Explanation : Both Sides</i>							
Motor Control Center	10%			2042	**	5	\$2,000	B
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Mezzanine</i>							
	<i>Explanation : Used For Smoke Purge</i>							
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$21,500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Water Main</i>							
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2042	**	1	\$225,400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : At Various Locations</i>							
	<i>Explanation : Multiple Units</i>							
<b>Generators</b>								
Diesel	100%			2038	**	1	\$283,700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 1000 Kva</i>							
<b>Batteries</b>								
Lead/Acid	100%			2020		5	\$27,100	B
<b>Fuel Storage</b>								
Day Tank	20%			2047	**	5	\$27,200	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 275 Gals</i>							
Main Tank	80%			2060	**	5	\$17,200	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 10,000 Gals, Shared With Boiler</i>							
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	50%			2033	**	10	\$335,900	B
	<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Fluorescent	20%			2033	**	10	\$134,400	B
	<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
HID	30%			2033	**	10	\$7,100	B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Egress Lighting								
Exit, LED	60%			2060	**	1		B
Exit, Service	10%			2033	**	1		B
Exit, Battery	30%			2033	**	10	\$14,800	B
Exterior Lighting								
HID	100%			2033	**	10	\$2,200	B
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2060	**	5	\$21,500	B
<b>Alarm</b>								
Security System								
Generic	100%			2033	**	1	\$273,600	B
Fire/Smoke Detection								
Generic, Digital	100%			2033	**			B
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	**	1		B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Vault</i>					
			<i>Explanation : 2 - 10,000 Gallon Tanks For #2 Fuel Oil</i>					
Conversion Equipment								
Hot Water Boiler	100%			2038	**	1	\$362,200	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 3 Boilers</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2041	**	4	\$54,200	B
Terminal Devices								
Air Handler	35%			2030	**	1	\$158,500	B
Convactor/Radiator	60%			2038	**	1	\$142,000	B
Unit Heater-Stm/HW	5%	Now	\$136,500	2030	**	4	\$3,400	B
			<i>Other Observation, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Sallyport</i>					
			<i>Explanation : Insufficient Heating Capacity For This Area</i>					
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2047	**	1		B
			<i>Other Observation, Extent : Light, Area Affected : 33%</i>					
			<i>Location : Chiller Room</i>					
			<i>Explanation : 1 Chiller - Power Supplied From A Natural Gas Powered Generator</i>					

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	90%			2034	**	1	\$713,400	B
Int Pkg Unit - Cooling	10%	Now	\$907,200	2030	**	2	\$3,600	B
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Unit 2, 8, 9, 19</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Inadequate Condenser Water Flow To Operate Equipment using Refrigerant Hcfc 123</i>								
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	100%			2045	**	4	\$54,200	B
<i>Corroded, Extent : Light, Area Affected : 2%</i>								
<i>Location : Next To Water Cooling Tower</i>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%			2030	**	1	\$453,000	B
<b>Heat Rejection</b>								
Water Cool Tower	100%	Now	\$808,800	2026	**	2	\$589,800	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Condenser Water Piping From Cooling Tower To System Components Not Providing Sufficient Flow To Operate Equipment</i>								
<b>Ventilation</b>								
<b>Exhaust Fans</b>								
Interior	95%			2030	**	2	\$21,300	B
Roof	5%			2030	**	2	\$1,100	B
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2045	**	1		B
<b>Water Heater</b>								
Gas Fired	100%			2023	\$163,900	2	\$10,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units - 250 Gallons</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%	Now	\$76,500	LIFE	**	1		B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : S W Corner House Sewer</i>								
<i>Explanation : Section Of Sagging Piping Needs Replacement</i>								
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		B
<b>Sump Pump(s)</b>								
Rigid Piping	100%			2033	**	4	\$2,500	B
<b>Sewage Ejector(s)</b>								
Electric	100%			2030	**	4	\$1,600	B

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Backflow Preventer								
Generic	100%			2030	* *	1	\$44,900	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Water Meter Room</i>						
		<i>Explanation : Fire And Domestic Water Service</i>						
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	95%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (12) S B-9, (8) S B-6, (1) 1-7</i>						
		<i>Explanation : 21 Units</i>						
Hydraulic	5%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-2</i>						
		<i>Explanation : 1 Unit</i>						
Escalators								
Under 20' Rise	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lobby</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	\$369,300	B
Sprinkler								
Generic	100%			2045	* *	1-2	\$205,200	B
Fire Pump								
Generic	100%			2034	* *	1	\$136,800	B

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$348,700	\$138,800
Interior Architecture	\$35,400	\$204,900
Electrical	\$87,100	
Mechanical		\$262,200
<b>Total</b>	<b>\$471,300</b>	<b>\$605,900</b>
Priority A	\$348,700	\$138,800
Priority B	\$122,500	\$364,500
Priority C		\$102,600
<b>Total</b>	<b>\$471,300</b>	<b>\$605,900</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$3,900	\$3,000		
Interior Architecture	\$35,000		\$387,300	\$6,600
Electrical	\$8,600	\$23,400	\$15,100	\$8,700
Mechanical	\$49,900	\$65,700	\$50,600	\$54,200
Elevators/Escalators	\$65,900	\$65,900	\$65,900	\$65,900
<b>Total</b>	<b>\$163,400</b>	<b>\$158,000</b>	<b>\$518,900</b>	<b>\$135,500</b>
Priority A	\$3,900	\$3,000		
Priority B	\$124,500	\$155,000	\$131,700	\$128,800
Priority C	\$35,000		\$387,300	\$6,600
<b>Total</b>	<b>\$163,400</b>	<b>\$158,000</b>	<b>\$518,900</b>	<b>\$135,500</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	75%	0-2	\$134,200	LIFE	**	5	\$92,500	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$20,000	A
Window Wall	20%	Now	\$114,100	2042	**	5	\$46,300	A
<i>Air Infiltration, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Light, Area Affected : 60%</i>								
<i>Location : Over Main Stair</i>								
<b>Windows</b>								
Aluminum	90%	Now	\$100,400	2038	**	5	\$12,500	A
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 1st Floor, West Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Rooms On Upper Floors</i>								
Glass Block	10%			LIFE	**	5	\$1,700	A
<b>Parapets</b>								
Metal Rail	75%			2035	**	5-10	\$49,300	A
Stucco Cement	25%			2035	**	5	\$2,400	A
<b>Roof</b>								
IRMA/Protected Membrane	85%	0-2	\$3,900	2027	**			A
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	10%			2027	**	10	\$3,000	A
Skylight, Plastic	5%			2035	**	1		A
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%			2018		3	\$45,500	C
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$33,200	C
Ceramic Tile	5%			2031	**	5	\$7,600	C
Granite Panels	10%			LIFE	**	5	\$11,400	C
Terrazzo	20%			LIFE	**	5	\$23,700	C
Vinyl Tile	35%	2-4	\$21,700	2027	**	3	\$19,900	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2031	**	5	\$7,300	C
Concrete Masonry Unit	15%			LIFE	**	5	\$8,800	C
Glass: Single Pane	5%			LIFE	**	5	\$5,500	C
Gypsum Board	50%	Now	\$5,800	LIFE	**	5	\$44,000	C
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair B Bulkhead</i>								
Masonry: Brick	15%			LIFE	**			C
Wood	10%			LIFE	**	5	\$58,600	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	60%	0-2	\$35,400	2035	**	5	\$45,500	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%			LIFE	**	5	\$2,400	B
Gypsum Board	30%			LIFE	**	5	\$56,800	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2042	**	5	\$2,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Electrical Service Rated At 6000 Amps</i>								
<b>Transformers</b>								
Dry Type	100%			2035	**	5	\$400	B
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2042	**	5	\$2,600	B
<b>Raceway</b>								
Conduit	100%			2042	**	1		B
<b>Panelboards</b>								
Molded Case Bkrs	100%			2038	**	5	\$2,600	B
<b>Wiring</b>								
Thermoplastic	100%			2042	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	5%			2035	**	5		B
Motor Control Center	95%			2035	**	5	\$2,600	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$1,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
<b>Stand-by Power</b>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$30,800	B
Generators								
Diesel	100%			2031	**	1	\$38,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : No Rating Available</i>								
Batteries								
Nickel Cadmium	100%			2017	\$700	5	\$22,300	B
Fuel Storage								
Day Tank	50%			2038	**	5	\$9,300	B
Main Tank	50%			2050	**	5	\$1,500	B
Lighting								
Interior Lighting								
Fluorescent	95%			2027	**	10	\$87,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	5%			2027	**	2	\$100	B
Egress Lighting								
Emergency, Service	100%			2027	**	1		B
Exterior Lighting								
HID	100%			2027	**	10	\$300	B
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2027	**	1-3	\$18,500	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : (1) 6,000 Gallon Tank</i>								
Conversion Equipment								
Hot Water Boiler	100%			2035	**	1	\$49,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sixth Floor Mechanical Equipment Room</i>								
<i>Explanation : (2) Dual Fuel Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$4,900	B

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Air Handler	50%			2027	**	1	\$30,900	B
Convactor/Radiator	50%			2035	**	1	\$16,200	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2031	**	1	\$108,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sixth Floor Mechanical Equipment Room</i>								
<i>Explanation : Refrigerant R-22</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2042	**	4	\$4,900	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	**	1	\$61,800	B
Heat Rejection								
Water Cool Tower	5%	Now	\$13,800	2027	**	2	\$4,000	B
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof, Deteriorated Cooling Tower Basin</i>								
Water Cool Tower	95%			2023	\$262,200	2	\$95,600	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$55,800	B
Exhaust Fans								
Roof	100%			2027	**	2	\$3,100	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		B
Water Heater								
Gas Fired	5%	Now	\$1,100	2022	\$1,100	2	\$100	B
<i>Damaged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sixth Floor Mechanical Equipment Room, Deteriorated Combustion Stack</i>								
Gas Fired	95%			2020	\$21,300	2	\$1,400	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2027	**	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2027	**	4	\$1,600	B
Backflow Preventer								
Generic	100%			2027	**	1	\$6,100	B
Fixtures								
Generic	100%							B
<b>Vertical Transport</b>								

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First Floor Thru Tenth Floor</i>						
		<i>Explanation : 6 Units</i>						
Escalators								
Over 20' Rise	100%			LIFE	**			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lower Floors</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2042	**	1-5	\$50,400	B
		<i>Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Sprinkler								
Generic	100%			2042	**	1-2	\$28,000	B
Fire Pump								
Generic	100%			2031	**	1	\$18,700	B

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$1,099,100	\$992,500
Interior Architecture	\$293,800	\$3,088,700
Electrical	\$704,000	\$1,730,600
Mechanical	\$639,900	\$771,800
<b>Total</b>	<b>\$2,736,800</b>	<b>\$6,583,600</b>
Priority A	\$1,099,100	\$992,500
Priority B	\$1,391,100	\$2,884,200
Priority C	\$246,600	\$2,706,900
<b>Total</b>	<b>\$2,736,800</b>	<b>\$6,583,600</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$34,200			\$26,900
Interior Architecture	\$134,000		\$27,600	\$840,000
Electrical	\$33,500	\$55,300	\$43,000	\$27,000
Mechanical	\$80,700	\$51,300	\$87,200	\$65,200
Elevators/Escalators	\$154,000	\$154,000	\$154,000	\$154,000
<b>Total</b>	<b>\$436,300</b>	<b>\$260,600</b>	<b>\$311,700</b>	<b>\$1,113,000</b>
Priority A	\$34,200			\$26,900
Priority B	\$287,900	\$260,600	\$284,100	\$246,100
Priority C	\$114,100		\$27,600	\$840,000
<b>Total</b>	<b>\$436,300</b>	<b>\$260,600</b>	<b>\$311,700</b>	<b>\$1,113,000</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$151,800	LIFE	**	5	\$139,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Emergency Generator Area</i>								
<i>Exposed Reinforcement, Extent : Light, Area Affected : 2%</i>								
<i>Location : Emergency Generator Area</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	Now	\$162,400	LIFE	**	5	\$56,000	A
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Roof Exits</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Walls Around Roof Areas Over 12th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ladies Locker Room In Cell Area</i>								
Masonry: Brick	30%			LIFE	**	5	\$167,900	A
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	20%			LIFE	**	5	\$83,900	A
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	35%	4+	\$411,600	LIFE	**	5	\$146,900	A
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	60%			2039	**	5	\$53,700	A
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Bronze/Brass	5%			2031	**	5	\$28,000	A
Steel	35%			2031	**	5	\$391,600	A
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$10,800	A
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$1,500	A
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								

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

**Asset # : 2061**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Roof</b>								
Copper/Terne	60%	Now	\$177,600	2038		**		A
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 12th Floor</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 12th Floor Roof, Drain To Basement</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Electrical Room In Basement</i>								
Modified Bitumen	40%	Now	\$20,200	2023	\$202,200			A
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 9th Floor Correction Officers Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 9th Floor Correction Officers Area</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%	Now	\$77,300	2019	\$773,100	3	\$94,500	C
<i>Recent Installation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE		**	\$137,800	C
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$29,300	2032		**	\$15,700	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cork Tile	10%			2033		**	\$55,100	C
Marble Panels	10%			LIFE		**	\$47,200	C
Terrazzo	10%	0-2	\$56,300	LIFE		**	\$49,200	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	45%	Now	\$115,900	2023	\$2,317,300	3	\$106,300	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								

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

**Asset # : 2061**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	5%			LIFE	**	5	\$7,800	C
Gypsum Board	10%			LIFE	**	5	\$23,300	C
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**			C
Marble Panels	5%	Now	\$74,400	LIFE	**			C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Near Exit ' F ' On 11th Floor</i>								
Marble Panels	20%			LIFE	**			C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	5%	Now	\$7,500	LIFE	**	5	\$5,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridor Near Room 1103</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridor Near Room 1103</i>								
Plaster	25%			LIFE	**	5	\$29,100	C
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	15%			LIFE	**			C
Wood	10%			LIFE	**	5	\$155,300	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%			2028	**	5	\$94,500	B
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Plaster	5%	Now	\$19,900	LIFE	**	5	\$19,700	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Near Electric Room in Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridor Near Rooms 1103, 1102 A</i>								
Plaster	75%			LIFE	**	5	\$295,200	B
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Plaster	5%			LIFE	**	5	\$19,700	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2023	\$63,000	5	\$1,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Amps &amp; One 1200 Amps Main Disconnect Switch</i>								

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2023	\$215,000	5	\$1,100	B
Raceway								
Conduit	90%			2023	\$249,800	1		B
Conduit	10%			2033	**	1		B
Panelboards								
Fused Disc Sw	10%			2022	\$27,900	5	\$600	B
Molded Case Bkrs	20%			2031	**	5	\$1,400	B
Molded Case Bkrs	60%			2022	\$167,600	5	\$4,200	B
Under Construction	10%							D
Wiring								
Braided Cloth	30%	2-4	\$94,200	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	40%			2023	\$125,600	1		B
Thermoplastic	20%			2033	**	1		B
Under Construction	10%							D
Motor Controllers								
Locally Mounted	15%			2021	\$78,900	5	\$300	B
Locally Mounted	70%			2028	**	5	\$1,200	B
Locally Mounted	10%			2036	**	5	\$200	B
Under Construction	5%							D
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,900	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2021	\$11,200	1	\$81,300	B
Generators								
Diesel	100%			2019	\$75,600	1	\$102,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator - Outside Of Building</i>								
<i>Explanation : One 250 Kw</i>								
Batteries								
Lead/Acid	100%			2016	\$700	5	\$9,800	B
Fuel Storage								
Day Tank	100%			2022	\$18,500	5	\$49,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 75 Gals</i>								
Lighting								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Interior Lighting Fluorescent	87%			2028	* *	10	\$210,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2023	\$18,600	10	\$200	B
Incandescent	1%			2018	\$13,200	2	\$100	B
Under Construction	10%							D
<b>Egress Lighting</b>								
Emergency, Battery	45%			2023	\$41,500	10	\$28,700	B
Emergency, Battery	5%			2033	* *	10	\$3,200	B
Exit, LED	5%			2063	* *	1		B
Exit, Service	45%			2023	\$16,600	1		B
<b>Exterior Lighting</b>								
HID	100%			2018	\$92,900	10	\$800	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	65%							D
Generic	30%			2018	\$230,500	1	\$29,600	B
Generic	5%			2033	* *	1	\$4,900	B
<b>Fire/Smoke Detection</b>								
No Component	65%							D
Generic	30%			2023	\$789,100	1-3	\$48,800	B
Generic	5%			2033	* *	1-3	\$8,100	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source Interruptible Gas/Dual Fuel	100%			2033	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : Gas / #4</i>								
<b>Conversion Equipment</b>								
Steam Boiler	100%			2028	* *	1	\$261,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub Basement Boiler Room</i>								
<i>Explanation : 4 Units</i>								
<b>Distribution</b>								
Steam Piping/Pump	100%	Now	\$177,300	2033	* *	4	\$13,000	B
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Traps And Vacuum Condensate Pumps</i>								
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Sub Basement, Basement</i>								

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

**Asset # : 2061**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	20%			2033	**	1	\$32,700	B
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Replacement Is In Progress</i>								
Convactor/Radiator	80%			2028	**	1	\$68,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		B
Conversion Equipment								
Window/Wall Unit	40%			2018	\$208,800	1		B
No Component	20%							D
Under Construction	40%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : A C System Renewal Is In Progress</i>								
Distribution								
No Component	60%							D
Under Construction	40%							D
Terminal Devices								
Air Handler/Cool/Ht	40%			2033	**	1	\$65,300	B
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>Explanation : Replacement Is In Progress</i>								
No Component	60%							D
Heat Rejection								
No Component	60%							D
Under Construction	40%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$219,200	LIFE	**	2-5	\$147,300	B
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Exhaust Fans								
Under Construction	100%							D
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2033	**	1		B
Galv Iron/Steel	40%	Now	\$30,300	2028	**	1		B
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : House Tanks</i>								
HW Heat Exchanger								
Low Temp	100%			2023	\$78,800	4	\$26,100	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Plumbing</b>							
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	B
Sump Pump(s)							
Rigid Piping	100%			2018	\$10,600	4	\$1,600 B
Sewage Ejector(s)							
Compressed Air	100%			2023	\$27,400	4	\$1,600 B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : Two Sets Of Ejectors</i>					
Backflow Preventer							
Generic	100%			2033	* *	1	\$16,200 B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : New Installation</i>					
Fixtures							
Generic	100%						B
<b>Vertical Transport</b>							
Elevators							
Geared Traction	100%			LIFE	* *		C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Throughout Building</i>					
		<i>Explanation : 12 Units</i>					
<b>Fire Suppression</b>							
Standpipe							
Generic	100%			2033	* *	1-5	\$133,200 B
Sprinkler							
No Component	80%						D
Generic	20%			2023	\$593,100	1-2	\$14,800 B

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

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

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$3,548,500	\$398,000
Interior Architecture	\$3,240,300	\$4,432,900
Electrical	\$727,800	\$3,034,300
Mechanical	\$517,700	\$3,802,100
<b>Total</b>	<b>\$8,034,400</b>	<b>\$11,667,400</b>
Priority A	\$3,548,500	\$398,000
Priority B	\$1,903,200	\$7,286,700
Priority C	\$2,582,600	\$3,982,700
<b>Total</b>	<b>\$8,034,400</b>	<b>\$11,667,400</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$10,000			\$24,200
Interior Architecture	\$109,200		\$50,000	\$72,300
Electrical	\$18,300	\$26,100	\$25,700	\$50,300
Mechanical	\$239,500	\$335,200	\$288,500	\$325,800
Elevators/Escalators	\$197,800	\$197,800	\$197,800	\$197,800
<b>Total</b>	<b>\$574,800</b>	<b>\$559,100</b>	<b>\$562,100</b>	<b>\$670,400</b>
Priority A	\$10,000			\$24,200
Priority B	\$455,600	\$559,100	\$512,000	\$573,900
Priority C	\$109,200		\$50,000	\$72,300
<b>Total</b>	<b>\$574,800</b>	<b>\$559,100</b>	<b>\$562,100</b>	<b>\$670,400</b>



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	10%	Now	\$124,800	LIFE	**	5	\$43,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
Masonry: Limestone	75%	Now	\$1,695,100	LIFE	**	5	\$242,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Panel	7%	4+	\$41,700	2034	**	5	\$56,500	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Granite Panels	5%	2-4	\$658,300	LIFE	**	5	\$16,100	A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Window Wall	3%			2044	**	5	\$48,400	A
Windows								
Aluminum	97%	Now	\$455,600	2032	**	5	\$56,500	A
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 11th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 11th Floor</i>								
Metal Louvers	3%	2-4	\$10,000	2033	**			A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	50%	Now	\$135,100	LIFE	**	5	\$24,300	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Masonry: Limestone	50%	2-4	\$244,900	LIFE	**	5	\$30,600	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	100%	0-2	\$192,900	2029	**			A
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	10%	4+	\$109,200	2023	\$1,091,700	3	\$133,400	C
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%	2-4	\$44,500	LIFE	**	5	\$97,300	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	2-4	\$82,900	2033	**	5	\$22,200	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	10%			LIFE	**	5	\$69,500	C
Vinyl Tile	45%			2024	\$3,272,300	3	\$150,100	C
Vinyl Tile	25%	Now	\$1,817,900	2034	**	3	\$83,400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Record Rooms In Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Record Rooms In Basement</i>								
Interior Walls								
Cast in Place Concrete	5%	2-4	\$136,700	LIFE	**			C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$119,300	2033	**	5	\$22,500	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$35,900	C
Marble Panels	10%			LIFE	**			C
Plaster	55%	2-4	\$381,400	LIFE	**	5	\$148,300	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	5%			LIFE	**			C
Wood	10%			LIFE	**	5	\$359,500	C

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileConcealSpLn	45%			2029	**	5	\$500,200	B
AcousTileSusp.Lay-In	20%			2029	**	5	\$177,900	B
Exposed Concrete	15%	4+	\$206,400	LIFE	**	5	\$20,800	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	20%	4+	\$112,200	LIFE	**	5	\$111,200	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%			2044	**	5	\$3,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 4000 Amps Siemens Power Breakers</i>								
<hr/>								
<b>Transformers</b>								
Dry Type	100%			2037	**	5	\$2,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 150 Kva, 75 Kva, 45 Kva</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	100%			2044	**	5	\$3,100	B
<hr/>								
<b>Raceway</b>								
Conduit	40%			2044	**	1		B
Conduit	60%			2024	\$249,800	1		B
<hr/>								
<b>Panelboards</b>								
Fused Disc Sw	5%			2040	**	5	\$700	B
Molded Case Bkrs	50%			2040	**	5	\$7,800	B
Molded Case Bkrs	45%			2023	\$188,600	5	\$7,000	B
<hr/>								
<b>Wiring</b>								
Braided Cloth	30%	2-4	\$141,300	2049	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	50%			2044	**	1		B
Thermoplastic	20%			2034	**	1		B
<hr/>								
<b>Motor Controllers</b>								
Locally Mounted	10%			2044	**	5	\$400	B
<i>Recent Installation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Locally Mounted	10%			2037	**	5	\$400	B
Motor Control Center	40%			2037	**	5	\$6,500	B
Motor Control Center	40%			2022	\$315,700	5	\$6,500	B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							D
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2029	**	10	\$545,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	20%			2019	\$41,500	10	\$28,700	B
Exit, LED	80%			2052	**	1		B
Exterior Lighting								
HID	100%			2024	\$209,000	10	\$1,800	B
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2029	**	1	\$66,600	B
Fire/Smoke Detection								
No Component	65%							D
Generic	35%			2024	\$2,071,300	1-3	\$128,100	B
<b>Mechanical</b>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2044	**	1		B
Conversion Equipment								
Heat Exchanger	2%			2033	**	1	\$5,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Steam Boiler	98%			2037	**	1	\$576,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Units - In Process Of Replacing 2 Units. Also Provide Heat To Bk Borough Hall And School Of Law Across The Street</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2032	**	4	\$8,800	B
Steam Piping/Pump	80%			2034	**	4	\$23,400	B

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Air Handler	60%			2024	\$1,848,500	1	\$220,500	B
Convactor/Radiator	20%	Now	\$107,900	2029	**	1	\$34,500	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Control System</i>								
Fan Coil Unit/Heat	20%	Now	\$85,600	2029	**	1	\$34,500	B
<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2033	**	1	\$643,000	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Units - Sub Basement</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2044	**	4	\$43,900	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	**	1	\$367,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Multiple Floors</i>								
<i>Explanation : More Than 120 Units</i>								
Heat Rejection								
Water Cool Tower	100%			2025	\$1,640,100	2	\$598,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%	4+	\$246,600	LIFE	**	2-5	\$331,300	B
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exhaust Fans								
Interior	95%			2029	**	2	\$17,300	B
Roof	5%			2029	**	2	\$900	B
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2029	**	1		B
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>								
<i>Location : Serves Fire Sprinkler And Stand Pipe</i>								
Water Heater								
Electric	100%			2023	\$88,600	4	\$3,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : 400 Gallons Installed Temporarily To Accommodate The Boiler Replacement</i>								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
HW Heat Exchanger Low Temp	100%			2034	**	4	\$58,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : 2 Units, 1500 Gallon Each</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping Cast Iron	100%			LIFE	**	1		B
Sump Pump(s) Rigid Piping	100%			2024	\$10,600	4	\$2,500	B
Sewage Ejector(s) Compressed Air	100%	0-2	\$27,400	2054	**	4	\$1,600	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
Backflow Preventer No Component Generic	95%			2029	**	1	\$1,800	D B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : Serves Boilers Only</i>								
Fixtures Generic	100%							B
<b>Vertical Transport</b>								
Elevators Geared Traction	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) B-1; (3) 3-12; (10) 1-12</i>								
<i>Explanation : 15 Units</i>								
Escalators Under 20' Rise	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1-2, 2-3</i>								
<i>Explanation : 6 Units</i>								
<b>Fire Suppression</b>								
Standpipe Generic	100%			2044	**	1-5	\$299,600	B
Sprinkler No Component Generic	95%			2044	**	1-2	\$8,300	D B

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$665,900	\$191,200
Interior Architecture	\$380,200	\$219,100
Mechanical	\$76,800	
<b>Total</b>	<b>\$1,122,900</b>	<b>\$410,200</b>
Priority A	\$665,900	\$191,200
Priority B	\$218,000	
Priority C	\$239,000	\$219,100
<b>Total</b>	<b>\$1,122,900</b>	<b>\$410,200</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$34,400		\$20,700	
Interior Architecture	\$9,200	\$8,200	\$2,000	\$14,300
Electrical	\$25,300	\$3,200	\$2,400	\$9,500
Mechanical	\$36,000	\$3,600	\$3,700	\$27,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$108,800</b>	<b>\$18,900</b>	<b>\$32,800</b>	<b>\$55,100</b>
Priority A	\$34,400		\$20,700	
Priority B	\$65,300	\$10,800	\$10,000	\$51,000
Priority C	\$9,200	\$8,200	\$2,000	\$4,100
<b>Total</b>	<b>\$108,800</b>	<b>\$18,900</b>	<b>\$32,800</b>	<b>\$55,100</b>



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

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

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

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

**Asset # : 4167**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$123,000	A
Masonry: Brick	65%	Now	\$329,700	LIFE	**	5	\$68,200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade, Foundation</i>								
Masonry: Brownstone	10%	Now	\$104,900	LIFE	**	5	\$7,900	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade, Tower</i>								
Masonry: Granite	10%	Now	\$133,400	LIFE	**	5	\$7,900	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lobby</i>								
<b>Windows</b>								
Wood	50%	Now	\$24,600	2037	**	5	\$20,700	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Auditorium At Arch Windows</i>								
Wood	50%			2043	**	5	\$41,500	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Copper/Terne	10%			2041	**	5	\$500	A
Masonry: Brownstone	90%			LIFE	**	5	\$2,400	A
<b>Roof</b>								
Clay Tile	70%	Now	\$97,800	2041	**			A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
Modified Bitumen	30%			2026	**	10	\$9,500	A

**Interior**

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

**Asset # : 4167**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%			2020	\$164,800	3	\$18,400	C
Carpet	10%			2022	\$109,800	3	\$16,300	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fourth Floor</i>								
Ceramic Tile	15%			2030	**	5	\$12,200	C
Mosaic Tile	5%			2026	**	5	\$10,200	C
Vinyl Tile	20%			2029	**	3	\$6,100	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor</i>								
Vinyl Tile	20%			2021	\$146,300	3	\$6,100	C
Wood	15%	Now	\$127,700	2049	**	5	\$11,500	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Caretakers Apt.</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Caretakers Apt.</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2030	**	5	\$6,100	C
Gypsum Board	15%			LIFE	**	5	\$10,900	C
Masonry: Brick	10%	Now	\$49,800	LIFE	**			C
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Plaster	20%	Now	\$61,500	LIFE	**	5	\$7,300	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Caretakers Apt. And Main Stair</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Caretakers Apt. And Main Stair</i>								
Plaster	35%			LIFE	**	5	\$12,700	C
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : 4th Floor</i>								
Wood	15%			LIFE	**	5	\$72,700	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%			2034	**	5	\$20,400	B
Gypsum Board	10%			LIFE	**	5	\$10,200	B
Plaster	25%	Now	\$141,200	LIFE	**	5	\$12,800	B
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Caretakers Apt.</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Caretakers Apt.</i>								
Plaster	15%			LIFE	**	5	\$7,700	B
Plaster	25%			LIFE	**	5	\$12,800	B
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : 4th Floor</i>								

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

**Asset # : 4167**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2041	**	5	\$100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1- Electrical Service Rated @ 800 Amperes</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2041	**	5	\$100	B
Raceway								
Conduit	100%			2041	**	1		B
Panelboards								
Molded Case Bkrs	100%			2037	**	5	\$700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Corridors</i>						
		<i>Explanation : Existing Non Functional Knife Switch Panels Retained For Historical Purposes</i>						
Wiring								
Thermoplastic	100%			2041	**	1		B
Motor Controllers								
Locally Mounted	80%			2034	**	5	\$100	B
Locally Mounted	20%			2019	\$3,500	5		B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Connected To Metal Water Pipe.</i>						
<b>Lighting</b>								
Interior Lighting								
Fluorescent	80%			2026	**	10	\$18,900	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	15%			2029	**	10	\$3,500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 3rd Floor</i>						
		<i>Explanation : T-8 Lamps</i>						
HID	1%			2026	**	10		B
Incandescent	4%			2021	\$5,600	2		B
Egress Lighting								
Emergency, Battery	40%	Now	\$3,900	2031	**			B
		<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Exit, Service	60%			2026	**	1		B
Exterior Lighting								
HID	100%			2021	\$9,900	10	\$100	B

**Alarm**

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

**Asset # : 4167**

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

**Alarm**

Security System

Generic

100%      2026      \* \*      1      \$9,600      B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Surveillance Camera System Appears To Be In Good Working Condition.*

Fire/Smoke Detection

Generic

100%      2026      \* \*      1-3      \$15,800      B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Fire Alarm System Is Functional And Maintained By A Private Contractor.*

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

**Heating**

Energy Source

Interruptible Gas/Dual Fuel

100%      2041      \* \*      1      B

Conversion Equipment

Steam Boiler

100%      2034      \* \*      1      \$25,500      B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement*  
*Explanation : 5 Units*

Distribution

Steam Piping/Pump

100%      Now      \$37,800      2031      \* \*      4      \$1,300      B  
*Steam Traps Faulty, Extent : Severe, Area Affected : 70%*  
*Location : Throughout*  
*Unbalanced System, Extent : Severe, Area Affected : 30%*  
*Location : East Side Gets Less Heat Than West Side Of The Building*

Terminal Devices

Convactor/Radiator

95%      Now      \$12,200      2026      \* \*      1      \$7,100      B  
*Corroded, Extent : Moderate, Area Affected : 10%*  
*Location : Holding Area*

Unit Heater-Stm/HW

5%      2016      \$8,700      4      \$200      B

**Air Conditioning**

Energy Source

Electricity

100%      2029      \* \*      1      B

Conversion Equipment

Int Pkg Unit - Cooling

5%      2019      \$17,400      2      \$100      B

Window/Wall Unit

70%      2016      \$39,000      1      B

No Component

25%      D

Heat Rejection

Remote Air Cond

5%      2021      \$6,100      2      \$900      B

No Component

95%      D

**Ventilation**

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

**Asset # : 4167**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Ventilation								
Distribution								
Ductwork/Diffusers	15%			LIFE	* *	2-5	\$2,200	B
No Component	85%							D
Exhaust Fans								
Roof	15%			2026	* *	2	\$100	B
No Component	85%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	* *	1		B
Water Heater								
Gas Fired	100%			2019	\$6,300	2	\$400	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2016	\$11,700	4	\$2,500	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : B-4</i> <i>Explanation : 1 Unit</i>								

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**Asset Name** : LONG ISLAND CITY COURTHOUSE  
**Address** : 25-10 COURT SQUARE  
**Borough** : QUEENS **Agency's Number** : 312-409  
**Program / Asset #** : DGS0029.000 / 2793 **Yr Built/Renovated** : 1874 / 2007  
**Area Sq Ft** : 67,590 **Project Type** : 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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$152,200	\$195,900
Interior Architecture		\$607,800
Electrical	\$302,500	\$727,100
Mechanical	\$344,000	\$280,200
<b>Total</b>	<b>\$798,700</b>	<b>\$1,811,100</b>
Priority A	\$152,200	\$195,900
Priority B	\$646,400	\$1,007,300
Priority C		\$607,800
<b>Total</b>	<b>\$798,700</b>	<b>\$1,811,100</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture				\$23,100
Interior Architecture	\$32,000	\$14,500	\$4,800	\$37,300
Electrical	\$2,300	\$2,200	\$2,700	\$5,700
Mechanical	\$42,700	\$26,600	\$30,700	\$41,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$84,800</b>	<b>\$51,100</b>	<b>\$46,100</b>	<b>\$115,000</b>
Priority A				\$23,100
Priority B	\$82,300	\$36,700	\$41,300	\$72,000
Priority C	\$2,500	\$14,500	\$4,800	\$19,900
<b>Total</b>	<b>\$84,800</b>	<b>\$51,100</b>	<b>\$46,100</b>	<b>\$115,000</b>



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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**LONG ISLAND CITY COURTHOUSE**  
**Asset # : 2793**

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
<b>Exterior</b>								
Exterior Walls								
Copper/Terne	10%			2044	**	10	\$27,200	A
Masonry: Brick	70%			LIFE	**	5	\$81,200	A
Masonry: Granite	5%			LIFE	**	5	\$4,400	A
Masonry: Limestone	15%			LIFE	**	5	\$13,100	A
Windows								
Wood	100%			2032	**	5	\$229,400	A
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$12,100	A
Masonry: Brick	30%			LIFE	**	5	\$6,100	A
Masonry: Limestone	10%			LIFE	**	5	\$2,500	A
Roof								
Clay Tile	25%			2044	**	10	\$18,800	A
Copper/Terne	5%			2039	**	10	\$9,400	A
Metal Panel	10%			2029	**	10	\$13,800	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Cupola</i>								
<i>Explanation : Painted Surface</i>								
Modified Bitumen	50%			2029	**	10	\$37,500	A
Skylight, Metal/Glass	10%			2044	**	10	\$25,000	A
<b>Interior</b>								
Floors								
Carpet	15%			2023		3	\$22,800	C
Carpet	5%			2025		3	\$10,100	C
Cast in Place Concrete	5%			LIFE	**	5	\$11,100	C
Mosaic Tile	10%			2029	**	5	\$25,300	C
Terrazzo	7%			LIFE	**	5	\$5,500	C
Vinyl Tile	38%			2024		3	\$14,400	C
Vinyl Tile	15%			2032	**	3	\$5,700	C
Wood	5%			2059	**	5	\$9,500	C
Interior Walls								
Ceramic Tile	3%			2027	**	5	\$9,900	C
Gypsum Board	25%			LIFE	**	5	\$49,700	C
Plaster	55%			LIFE	**	5	\$54,600	C
SGFT/Glazed Masonry	5%			LIFE	**			C
Wood	12%			LIFE	**	5	\$159,000	C
Ceilings								
AcousTileConcealSpLn	15%			2029	**	5	\$19,300	B
AcousTileSusp.Lay-In	15%			2029	**	5	\$15,500	B
AcousTileSusp.Lay-In	20%			2041	**	5	\$20,600	B
Embossed Metal	5%	Now	\$19,100	LIFE	**	5	\$2,300	B
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Glass: Susp Panels	5%			LIFE	**			B
Plaster	40%			LIFE	**	5	\$25,800	B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**LONG ISLAND CITY COURTHOUSE**  
**Asset # : 2793**

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2024	\$18,100	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated @ 1600 Amperes</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2024	\$84,200	5	\$300	B
<hr/>								
Raceway								
Conduit	90%			2024	\$69,500	1		B
Conduit	10%			2044	**	1		B
<hr/>								
Panelboards								
Molded Case Bkrs	10%			2040	**	5	\$200	B
Molded Case Bkrs	90%			2023	\$51,700	5	\$1,600	B
<hr/>								
Wiring								
Braided Cloth	50%	2-4	\$44,000	2049	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Thermoplastic	40%			2024	\$35,200	1		B
Thermoplastic	10%			2044	**	1		B
<hr/>								
Motor Controllers								
Locally Mounted	100%			2022	\$54,100	5	\$500	B
<hr/>								
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Main Water Pipe</i>								
<hr/>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	5%			2029	**	10	\$3,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Court Reporter Offices</i>								
<i>Explanation : T-8 Lamp</i>								
<hr/>								
Fluorescent	80%			2024	\$296,600	10	\$49,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
<hr/>								
Fluorescent	5%			2024	\$18,500	10	\$3,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
<hr/>								
Incandescent	10%			2019	\$37,100	2	\$200	B
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2024	\$13,000	10	\$8,200	B
Exit, Service	50%			2024	\$5,200	1		B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**LONG ISLAND CITY COURTHOUSE**  
**Asset # : 2793**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Exterior Lighting								
HID	100%			2024	\$26,100	10	\$200	B
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2024	\$64,700	1	\$7,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							D
Generic	30%			2019	\$221,400	1-3	\$12,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Mechanical Rooms</i>								
<i>Explanation : Manual Pull Station, Strobe Lights, Smoke Detectors And Alarm Bells</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2034	**	1		B
<b>Conversion Equipment</b>								
Steam Boiler	100%			2029	**	1	\$66,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
<b>Distribution</b>								
Steam Piping/Pump	100%			2034	**	4	\$3,300	B
<b>Terminal Devices</b>								
Air Handler	60%			2019	\$230,500	1	\$25,100	B
Convactor/Radiator	40%			2037	**	1	\$8,700	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2032	**	1		B
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	50%			2027	**	1	\$36,600	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement Mech Room</i>								
Int Pkg Unit - Cooling	15%			2022	\$137,600	2	\$600	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : Attic</i>								
Window/Wall Unit	10%			2019	\$14,600	1		B
No Component	25%							D

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**LONG ISLAND CITY COURTHOUSE**  
**Asset # : 2793**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
<b>Air Conditioning</b>								
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	50%			2034	**	4	\$1,700	B
No Component	50%							D
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	50%			2019	\$113,500	1	\$20,900	B
No Component	50%							D
<b>Heat Rejection</b>								
Evap Condenser	50%			2024	\$21,800	2	\$23,500	B
No Component	50%							D
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,700	B
<b>Exhaust Fans</b>								
Interior	100%			2024	\$78,800	2	\$2,100	B
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	70%			2034	**	1		B
Galv Iron/Steel	30%			2022	\$63,800	1		B
<b>Water Heater</b>								
Gas Fired	100%	Now	\$16,600	2024	\$16,600	2	\$800	B
			<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
<b>HW Heat Exchanger</b>								
Low Temp	100%			2024	\$22,100	4	\$10,000	B
			<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		B
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		B
<b>Sump Pump(s)</b>								
Submersible	100%			2017	\$7,100	4	\$2,500	B
<b>Backflow Preventer</b>								
Generic	100%			2024	\$6,900	1	\$4,100	B
<b>Fixtures</b>								
Generic	100%							B
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE	**			C
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B-4</i>					
			<i>Explanation : 2 Units</i>					
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2044	**	1-5	\$34,100	B

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$1,123,200	\$432,000
Interior Architecture	\$2,993,900	\$1,559,900
Electrical	\$461,000	\$275,400
Mechanical	\$3,873,900	\$7,609,500
<b>Total</b>	<b>\$8,452,000</b>	<b>\$9,876,900</b>
Priority A	\$1,123,200	\$432,000
Priority B	\$4,567,100	\$8,264,900
Priority C	\$2,761,700	\$1,179,900
<b>Total</b>	<b>\$8,452,000</b>	<b>\$9,876,900</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$12,600			\$32,400
Interior Architecture	\$42,200	\$1,333,100		\$42,200
Electrical	\$54,200	\$70,100	\$63,200	\$67,200
Mechanical	\$230,900	\$135,800	\$302,000	\$130,800
Elevators/Escalators	\$141,100	\$141,100	\$141,100	\$141,100
<b>Total</b>	<b>\$481,100</b>	<b>\$1,680,100</b>	<b>\$506,300</b>	<b>\$413,700</b>
Priority A	\$12,600			\$32,400
Priority B	\$426,200	\$347,000	\$506,300	\$339,100
Priority C	\$42,200	\$1,333,100		\$42,200
<b>Total</b>	<b>\$481,100</b>	<b>\$1,680,100</b>	<b>\$506,300</b>	<b>\$413,700</b>



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

Architecture	Current Repair			Future Replacement		Maintenance			Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	15%	Now	\$597,100	LIFE	**	5	\$51,400	A	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Penthouse</i>									
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Penthouse</i>									
<i>Staining/Discoloring, Extent : Severe, Area Affected : 75%</i>									
<i>Location : Penthouse</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Penthouse</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Penthouse</i>									
<i>Explanation : Glazed Brick</i>									
Masonry: Limestone	45%	Now	\$324,300	LIFE	**	5	\$115,700	A	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : Throughout</i>									
Metal/Glass Curt Wall	35%			LIFE	**	5	\$225,100	A	
Window Wall	5%			2044	**	5	\$64,300	A	
Windows									
Aluminum	95%			2032	**	5	\$79,600	A	
Metal Louvers	5%			2033	**	10	\$26,200	A	
Parapets									
Masonry: Brick	47%	Now	\$65,600	LIFE	**	5	\$2,000	A	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Inside Face</i>									
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Inside Face</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Inside Face</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Interior Face</i>									
<i>Explanation : Glazed Brick</i>									
Masonry: Limestone	5%	Now	\$12,600	LIFE	**	5	\$300	A	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Coping</i>									
Metal Panel	3%			2044	**	5	\$500	A	
Panel/Paver: Limestone	45%			LIFE	**	5	\$2,100	A	
Roof									
Modified Bitumen	100%	Now	\$96,400	2029	**			A	
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Over 12th Floor</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Over 12th Floor</i>									
Interior									

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%			2017	\$1,243,800	3	\$152,000	C
Cast in Place Concrete	5%			LIFE	**	5	\$73,900	C
Ceramic Tile	5%			2027	**	5	\$33,800	C
Terrazzo	25%			LIFE	**	5	\$131,900	C
Vinyl Tile	50%			2019	\$2,761,700	3	\$168,900	C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2027	**	5	\$43,500	C
Marble Panels	20%			LIFE	**			C
Plaster	40%			LIFE	**	5	\$104,400	C
SGFT/Glazed Masonry	10%			LIFE	**			C
Wood	25%			LIFE	**	5	\$869,800	C
<b>Ceilings</b>								
AcousTileConcealSpLn	55%			2029	**	5	\$464,400	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 1121, 1127</i>								
Exposed Concrete	10%			LIFE	**	5	\$10,600	B
Plaster	35%			LIFE	**	5	\$147,800	B
<b>Electrical</b>								
<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>				
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2044	**	5	\$1,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Main Service Disconnect Switches Rated @ 4000 Amperes Each</i>								
<b>Transformers</b>								
Dry Type	100%			2037	**	5	\$1,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 5- 30 Kva 208/120 Volts</i>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	100%			2044	**	5	\$2,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Low Voltage Power Circuit Breaker</i>								
<b>Raceway</b>								
Conduit	20%			2024	\$83,300	1		B
Conduit	80%			2044	**	1		B

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2040	**	5	\$500	B
Molded Case Bkrs	95%			2040	**	5	\$11,300	B
Wiring								
Braided Cloth	10%	2-4	\$47,100	2049	**	1		B
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Thermoplastic	90%			2044	**	1		B
Motor Controllers								
Locally Mounted	5%			2037	**	5	\$200	B
Motor Control Center	95%			2037	**	5	\$11,700	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$6,600	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	**	1	\$138,900	B
Generators								
Diesel	100%			2033	**	1	\$174,800	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1250 Kw, Rudox Genset</i>						
Batteries								
Lead/Acid	100%			2018		5	\$16,700	B
Fuel Storage								
Day Tank	50%			2040	**	5	\$41,900	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 275 Gallons Capacity</i>						
Main Tank	50%			2052	**	5	\$6,600	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2000 Gallons Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	95%			2029	**	10	\$393,200	B
		<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2029	**	10	\$20,700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
Egress Lighting								
Emergency, Service	40%			2029	**	1		B
Emergency, Battery	10%			2029	**	10	\$10,900	B
Exit, LED	50%			2052	**	1		B

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**MANHATTAN CIVIL COURT**  
**Asset # : 2049**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Exterior Lighting								
HID	50%			2024	\$79,400	10	\$700	B
Incandescent	50%			2024	\$112,800	2	\$300	B
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2029	**	1	\$50,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Cctv Surveillance Camera System</i>								
<b>Fire/Smoke Detection</b>								
No Component	30%							D
Generic	70%			2029	**	1-3	\$194,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Mechanical Rooms And Offices</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Horns And Manual Pull Stations</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Utility Steam	100%			2034	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam From Con Edison</i>								
<b>Conversion Equipment</b>								
Pres. Reducing Valve/LP Steam	100%			2027	**	5	\$26,800	B
<b>Distribution</b>								
Steam Piping/Pump	100%			2034	**	4	\$22,200	B
<b>Terminal Devices</b>								
Air Handler	100%			2019	\$2,340,100	1	\$279,100	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2032	**	1		B
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	90%			2027	**	1	\$439,600	B
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : R123 Refrigerant</i>								
Split Unit	10%			2024	\$200,300			B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor Mech Room</i>								
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	100%			2034	**	4	\$22,200	B

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**MANHATTAN CIVIL COURT**  
**Asset # : 2049**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	80%			2019	\$1,474,800	1	\$223,300	B
Induction Unit	20%			2024	\$483,200	1	\$29,200	B
Heat Rejection								
Air Condenser Unit	10%			2024	\$86,700	2	\$31,400	B
Water Cool Tower	90%			2022	\$1,121,200	2	\$408,800	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$251,700	B
Exhaust Fans								
Interior	100%			2024	\$479,700	2	\$13,800	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2034	* *	4	\$44,600	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2024	\$10,600	4	\$2,500	B
Sewage Ejector(s)								
Compressed Air	100%			2034	* *	4	\$1,600	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (6) 1-12 (4) B-12 (1) B-12 Freight</i>								
<i>Explanation : 11 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2034	* *	1-5	\$236,000	B
Sprinkler								
Generic	100%			2024	\$5,067,500	1-2	\$126,400	B
Fire Pump								
Generic	100%			2027	* *	1	\$84,300	B

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**Asset Name** : MANHATTAN CRIMINAL COURTS BLDG.  
**Address** : 100 CENTRE STREET  
**Borough** : MANHATTAN **Agency's Number** : 312-135  
**Program / Asset #** : DGS0002.000 / 2072 **Yr Built/Renovated** : 1938 / 2014  
**Area Sq Ft** : 960,618 **Project Type** : COURTS  
**Date of Survey** : 26-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,5,7,13,18,ph  
**Block** : 167 **Lot** : 1 **BIN** : 1079000

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$7,397,600	\$1,695,400
Interior Architecture	\$3,116,300	\$7,155,600
Electrical	\$202,200	\$3,124,100
Mechanical	\$4,316,400	\$10,742,000
<b>Total</b>	<b>\$15,032,500</b>	<b>\$22,717,100</b>
Priority A	\$7,397,600	\$1,695,400
Priority B	\$5,696,500	\$14,845,500
Priority C	\$1,938,400	\$6,176,200
<b>Total</b>	<b>\$15,032,500</b>	<b>\$22,717,100</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture				\$194,100
Interior Architecture	\$172,500			
Electrical	\$118,300	\$77,600	\$86,400	\$81,800
Mechanical	\$127,600	\$284,700	\$329,700	\$270,300
Elevators/Escalators	\$390,800	\$390,800	\$390,800	\$390,800
<b>Total</b>	<b>\$809,200</b>	<b>\$753,100</b>	<b>\$806,900</b>	<b>\$937,100</b>
Priority A				\$743,000
Priority B	\$636,700	\$753,100	\$806,900	\$194,100
Priority C	\$172,500			
<b>Total</b>	<b>\$809,200</b>	<b>\$753,100</b>	<b>\$806,900</b>	<b>\$937,100</b>



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Limestone	70%	Now	\$6,677,300	LIFE	**	5	\$476,600	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation</i>								
Metal Panel	15%			2035	**	5-10	\$936,200	A
Granite Panels	15%			LIFE	**	5	\$204,300	A
<b>Windows</b>								
Aluminum	97%			2041	**	5	\$203,700	A
Metal Louvers	3%			2034	**	10	\$39,400	A
<b>Parapets</b>								
Masonry: Brick	85%			LIFE	**	5-10	\$268,200	A
Masonry: Limestone	15%			LIFE	**	5-10	\$84,400	A
<b>Roof</b>								
Modified Bitumen	90%	Now	\$136,000	2030	**			A
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 18th And 17th Floors</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 18th And 17th Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Library</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Upper Roof - Penthouse</i>								
<i>Explanation : Gutter Supports Failing</i>								
Modified Bitumen	10%	Now	\$75,500	2035	**			A
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Prison And Records Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Prison And Records Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Prison And Records Area</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	14%			2021	\$2,470,900	3	\$402,600	C
Cast in Place Concrete	10%			LIFE	**	5	\$629,000	C
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	3%			2034	**	5	\$43,100	C
Marble Panels	5%			LIFE	**	5	\$107,800	C
Quarry Tile	3%			2030	**	5	\$64,700	C
Terrazzo	25%			LIFE	**	5	\$561,600	C
Vinyl Tile	40%			2025	\$4,702,600	3	\$287,600	C

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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**	10	\$182,400	C
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sub Basement</i>								
Gypsum Board	5%			LIFE	**	5-10	\$124,000	C
Masonry: Brick	15%			LIFE	**	10	\$65,700	C
Marble Panels	15%			LIFE	**	10	\$87,500	C
Plaster	45%	Now	\$253,300	LIFE	**	5	\$197,000	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs E And F At Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs E And F At Penthouse</i>								
SGFT/Glazed Masonry	5%			LIFE	**	10	\$36,500	C
Wood	10%			LIFE	**	5	\$1,167,200	C
<b>Ceilings</b>								
AcousTile,Adhered	25%			2030	**	5	\$359,400	B
AcousTileSusp.Lay-In	5%			2038	**	5	\$71,900	B
Exposed Concrete	5%			LIFE	**	5-10	\$89,900	B
Plaster	2%	Now	\$72,600	LIFE	**	5	\$18,000	B
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stairs E And F At Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs E And F At Penthouse</i>								
Plaster	55%			LIFE	**	5-10	\$1,359,100	B
Plaster	8%			LIFE	**	5-10	\$197,700	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2045	**	5	\$4,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- Main Service Switches Rated @ 4000 Amperes Each</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	20%			2045	**	5	\$800	B
Molded Case Bkrs	80%			2045	**	5	\$20,200	B
<b>Raceway</b>								
Conduit	70%			2025	\$485,600	1		B
Conduit	30%			2045	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	5%			2041	**	5	\$1,100	B
Fused Disc Sw	10%			2024	\$69,800	5	\$2,200	B
Molded Case Bkrs	20%			2024	\$236,500	5	\$5,100	B
Molded Case Bkrs	65%			2041	**	5	\$16,400	B

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	10%	2-4	\$157,600	2050	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	70%			2045	**	1		B
Thermoplastic	20%			2025	\$157,000	1		B
Motor Controllers								
Locally Mounted	35%			2030	**	5	\$2,300	B
Locally Mounted	55%			2038	**	5	\$3,600	B
Motor Control Center	10%			2030	**	5	\$2,600	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$28,200	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$295,500	B
Generators								
Diesel	100%			2034	**	1	\$372,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Emergency Generator Rated @ 1250 Kw</i>								
Batteries								
Lead/Acid	100%			2019	\$700	5	\$35,600	B
Fuel Storage								
Day Tank	50%			2041	**	5	\$89,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons Capacity</i>								
Main Tank	50%			2028	**	5	\$14,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 75,000 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2030	**	10	\$863,400	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	1%			2025	\$33,800	10	\$300	B
Incandescent	1%			2025	\$48,100	2	\$200	B
Egress Lighting								
Emergency, Service	45%			2030	**	1		B
Emergency, Battery	5%			2030	**	10	\$11,600	B
Exit, LED	50%			2053	**	1		B
Exterior Lighting								
HID	70%			2025	\$236,500	10	\$2,100	B
Incandescent	30%			2020	\$144,100	2	\$400	B

## Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN CRIMINAL COURTS BLDG.**  
**Asset # : 2072**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2025	\$838,500	1	\$107,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
<hr/>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**			B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Horns, Manual Pull Stations, Smoke Detectors, Alarm Bells</i>								
<hr/>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2035	**	1		B
<hr/>								
Conversion Equipment								
Steam Boiler	100%	Now	\$89,900	2030	**	1	\$856,200	B
<i>Not Energy Efficient, Extent : Severe, Area Affected : 50%</i>								
<i>Location : #1 &amp; #2 Burners</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4 Units</i>								
<hr/>								
Distribution								
Steam Piping/Pump	100%	0-2	\$322,500	2035	**	4	\$47,300	B
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Condensate Drain Pipe, Sub Basement</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<hr/>								
Terminal Devices								
Air Handler	25%	2-4	\$1,245,200	2035	**	1	\$133,700	B
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
Convactor/Radiator	75%	Now	\$130,900	2023	\$6,544,300	1	\$209,400	B
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2033	**	1		B

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	35%			2034	**	1	\$363,800	B
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 35%</i>							
	<i>Location : Basement</i>							
Ext Pkg Unit - Cooling	5%			2030	**	2	\$2,900	B
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>							
	<i>Location : 18th Floor Roof</i>							
Window/Wall Unit	50%			2020		1	\$949,500	B
No Component	10%							D
Distribution								
Chilled Wtr Pipe/Pump	35%	Now	\$71,100	2035	**	4	\$16,600	B
	<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Zone Valves, Various Locations</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Sub Basement Pump Room</i>							
	<i>Explanation : Chilled Water Booster Corroded &amp; Leaking</i>							
No Component	65%							D
Terminal Devices								
Air Handler/Cool/Ht	35%	2-4	\$1,236,000	2035	**	1	\$187,100	B
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Fan Room</i>							
No Component	65%							D
Heat Rejection								
No Component	65%							D
Under Construction	35%							D
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : Replacement Of Water Cooling Tower</i>							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$159,500	LIFE	**	2-5	\$535,700	B
	<i>Damaged, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Air Intake, 18th Floor Roof</i>							
Exhaust Fans								
Interior	100%	2-4	\$1,021,100	2035	**	2	\$23,500	B
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2025		1	\$2,759,000	B
HW Heat Exchanger								
Low Temp	100%	Now	\$28,700	2035	**	4	\$95,000	B
	<i>Corroded, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement</i>							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping								
Cast Iron	100%	Now	\$40,100	LIFE	**	1		B
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sub Basement &amp; Basement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2030	**	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2025	\$10,600	4	\$2,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : 3 Duplex Units</i>								
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (19) 1-17 (1) B-17 (2) B-16</i>								
<i>Explanation : 22 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2035	**	1-5	\$484,300	B
Sprinkler								
Generic	100%			2035	**	1-2	\$269,100	B
Fire Pump								
Generic	100%			2034	**	1	\$179,400	B
Chemical System								
Generic	100%			2020	\$25,100	1-3	\$55,000	B

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

Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**Asset Name** : MANHATTAN FAMILY COURT  
**Address** : 60 LAFAYETTE STREET @ LEONARD ST.  
**Borough** : MANHATTAN **Agency's Number** : 312-136  
**Program / Asset #** : DGS0003.000 / 2048 **Yr Built/Renovated** : 1975 / 2010  
**Area Sq Ft** : 491,000 **Project Type** : COURTS  
**Date of Survey** : 26-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,5,7,9,11,12  
**Block** : 171 **Lot** : 31 **BIN** : 1001842

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$686,200	\$1,160,400
Interior Architecture	\$4,437,100	\$949,100
Electrical	\$54,700	\$4,654,500
Mechanical	\$351,000	\$4,797,400
<b>Total</b>	<b>\$5,529,100</b>	<b>\$11,561,400</b>
Priority A	\$686,200	\$1,160,400
Priority B	\$1,623,200	\$10,032,800
Priority C	\$3,219,700	\$368,200
<b>Total</b>	<b>\$5,529,100</b>	<b>\$11,561,400</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$16,200	\$34,300	\$32,700	
Interior Architecture	\$70,800		\$48,700	\$41,400
Electrical	\$48,800	\$40,300	\$52,500	\$63,200
Mechanical	\$272,900	\$150,900	\$274,700	\$175,300
Elevators/Escalators	\$118,400	\$118,400	\$118,400	\$118,400
<b>Total</b>	<b>\$527,100</b>	<b>\$343,800</b>	<b>\$527,100</b>	<b>\$398,400</b>
Priority A	\$16,200	\$34,300	\$32,700	
Priority B	\$440,100	\$309,600	\$445,600	\$357,000
Priority C	\$70,800		\$48,700	\$41,400
<b>Total</b>	<b>\$527,100</b>	<b>\$343,800</b>	<b>\$527,100</b>	<b>\$398,400</b>



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$231,000	LIFE	**	5	\$213,000	A
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Foundation At B Level, Garage, Judges Exit</i>							
Metal Panel	27%			2051	**	5-10	\$790,600	A
Metal Coiling Doors	3%			2038	**	5	\$39,900	A
Granite Panels	50%			LIFE	**	5	\$319,500	A
Window Wall	10%			2051	**	5	\$159,700	A
Windows								
Aluminum	95%			2047	**	5	\$38,800	A
Metal Louvers	5%			2038	**	10	\$12,800	A
Parapets								
Metal Panel	80%			2051	**	5	\$32,400	A
Metal Rail	20%			2042	**	5-10	\$37,800	A
Roof								
Modified Bitumen	100%			2033	**	10	\$132,900	A
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$65,000	LIFE	**	5	\$71,100	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Loading Dock</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Loading Dock</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Loading Dock</i>							
	<i>Explanation : Floor Slab Is Pitced In The Wrong Direction.</i>							
Cast in Place Concrete	10%			LIFE	**	5	\$284,300	C
Ceramic Tile	3%	Now	\$363,400	2040	**	5	\$9,700	C
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Hall Near Exit Az In Basement Level</i>							
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Hall Near Exit Az In Basement Level</i>							
Ceramic Tile	10%			2038	**	5	\$65,000	C
Panel/Paver: Cer/Brk	10%			2041	**	5	\$146,200	C
Terrazzo	5%			LIFE	**	5	\$50,800	C
Vinyl Tile	37%	0-2	\$1,966,300	2035	**	3	\$90,200	C
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Floors A &amp; B</i>							
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Offices And Waiting Areas Throughout</i>							
Vinyl Tile	20%			2033	**	3	\$48,700	C

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	10%	Now	\$276,500	LIFE	**			C
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : West Wall In Basements</i>								
Ceramic Tile	5%			2034	**	5	\$22,700	C
Concrete Masonry Unit	15%	Now	\$145,700	LIFE	**	5	\$27,300	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Basement Locations. 12th Floor Corridor</i>								
<i>Loose Units, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Parking Area In Basement</i>								
Gypsum Board	30%			LIFE	**	5-10	\$231,800	C
Marble Panels	5%			LIFE	**	10	\$9,100	C
Marble Panels	5%			LIFE	**	10	\$9,100	C
Travertine Panels	15%			LIFE	**	10	\$27,300	C
Plaster	15%			LIFE	**	5-10	\$58,000	C
<b>Ceilings</b>								
AcousTileConcealSpLn	25%	2-4	\$505,600	2038	**	5	\$101,600	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement</i>								
AcousTileSusp.Lay-In	35%			2042	**	5	\$227,500	B
Exposed Concrete	15%			LIFE	**	5-10	\$121,900	B
Exposed Struc: Steel	5%			LIFE	**	10	\$65,000	B
Gypsum Board	5%			LIFE	**	5-10	\$111,700	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Plaster	10%			LIFE	**	5-10	\$111,700	B
Wood	5%			LIFE	**	5	\$568,700	B

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

Under 600 Volts

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	70%			2025	\$66,100	5	\$1,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Switches Rated @ 3000 Amperes Each</i>								
Fused Disc Sw	30%			2045	**	5	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 3000 Amperers</i>								
<b>Transformers</b>								
Dry Type	100%			2030	**	5	\$1,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 30 Kva, 480/208/120 Volts</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	30%			2045	**	5	\$600	B
Molded Case Bkrs	70%			2025	\$215,000	5	\$9,000	B
<b>Raceway</b>								
Conduit	60%			2035	**	1		B
Conduit	20%			2045	**	1		B
Conduit	20%			2025	\$83,300	1		B
<b>Panelboards</b>								
Fused Disc Sw	15%			2024	\$62,900	5	\$1,700	B
Molded Case Bkrs	55%			2033	**	5	\$7,100	B
Molded Case Bkrs	30%			2041	**	5	\$3,900	B
<b>Wiring</b>								
Thermoplastic	55%			2035	**	1		B
Thermoplastic	25%			2045	**	1		B
Thermoplastic	20%			2025	\$94,200	1		B
<b>Motor Controllers</b>								
Locally Mounted	20%			2038	**	5	\$700	B
Motor Control Center	70%			2023	\$552,500	5	\$9,400	B
Motor Control Center	10%			2038	**	5	\$1,300	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$14,400	B
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	50%			2038	**	1	\$75,500	B
Automatic	50%			2023	\$5,600	1	\$75,500	B
<b>Generators</b>								
Diesel	100%			2021	\$75,600	1	\$190,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated @ 250 Kw</i>								
<b>Batteries</b>								
Nickel Cadmium	100%			2017	\$700	5	\$109,400	B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Fuel Storage</b>								
Day Tank	50%			2024	\$17,200	5	\$45,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons Capacity</i>								
Main Tank	50%			2028	**	5	\$7,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 400 Gallons Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	2%			2025	\$49,100	10	\$9,000	B
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	96%			2025	\$2,358,500	10	\$432,300	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2030	**	10	\$300	B
<b>Egress Lighting</b>								
Emergency, Service	15%			2020	\$10,300	1		B
Emergency, Service	30%			2030	**	1		B
Emergency, Battery	5%			2025	\$8,600	10	\$5,900	B
Exit, LED	50%			2053	**	1		B
<b>Exterior Lighting</b>								
HID	100%			2025	\$172,700	10	\$1,500	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							D
Generic	30%			2025	\$428,600	1	\$55,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2030	**			B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns</i>								

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

Heating

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2035	**	1		B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Steam From Con Edison</i>							
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2034	**	5	\$29,200	B
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Sub Basement</i>							
	<i>Explanation : 2 Heat Exchangers</i>							
Distribution								
Hot Wtr Piping/Pump	40%	0-2	\$189,700	2033	**	4	\$9,700	B
	<i>Corroded, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : Basement</i>							
Steam Piping/Pump	60%	Now	\$39,600	2035	**	4	\$14,500	B
	<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Condensate Return Pump</i>							
Terminal Devices								
Air Handler	70%			2025	\$1,782,100	1	\$212,500	B
Convactor/Radiator	30%			2030	**	1	\$47,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2028	**	1	\$504,800	B
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 95%</i>							
	<i>Location : 3 Units, Sub Basement</i>							
Split Unit	5%			2025	\$109,000			B
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Roof</i>							
Distribution								
Chilled Wtr Pipe/Pump	95%			2035	**	4	\$23,000	B
No Component	5%							D
Terminal Devices								
Air Handler/Cool/Ht	95%			2025	\$1,905,300	1	\$288,400	B
Fan Coil - Cooling	5%			2025	\$181,800	1	\$7,900	B
Heat Rejection								
Air Condenser Unit	5%			2025	\$47,200	2	\$17,100	B
Water Cool Tower	95%			2026	**	2	\$469,400	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$433,500	B
Exhaust Fans								
Interior	100%			2025	\$521,900	2	\$15,000	B
Plumbing								

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
H/C Water Piping Brass/Copper	100%			2045	**	1		B
HW Heat Exchanger Low Temp	100%	0-2	\$7,300	2035	**	4	\$48,600	B
		<i>Corroded, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Coil Connections</i>						
Sanitary Piping Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping Cast Iron	100%			LIFE	**	1		B
Sump Pump(s) Rigid Piping	100%			2025	\$10,600	4	\$2,500	B
Sewage Ejector(s) Electric	100%			2025	\$10,600	4	\$2,500	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	**			C
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : (7) B-11 (1) 1-11 (1) 1-7</i>						
		<i>Explanation : 9 Units</i>						
Hydraulic	10%			LIFE	**			C
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : 1-2</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2045	**	1-5	\$247,600	B
Sprinkler								
Generic	100%			2045	**	1-2	\$137,500	B
Fire Pump								
Generic	100%			2028	**	1	\$91,700	B

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$219,700	\$3,005,500
Interior Architecture	\$1,194,000	\$3,948,300
Electrical	\$115,700	\$4,099,900
Mechanical	\$784,300	\$7,005,100
<b>Total</b>	<b>\$2,313,700</b>	<b>\$18,058,800</b>
Priority A	\$219,700	\$3,005,500
Priority B	\$1,579,100	\$11,535,500
Priority C	\$514,900	\$3,517,800
<b>Total</b>	<b>\$2,313,700</b>	<b>\$18,058,800</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$24,600	\$700		
Interior Architecture	\$50,600		\$64,600	\$37,700
Electrical	\$50,800	\$53,400	\$80,100	\$48,000
Mechanical	\$257,600	\$140,500	\$318,100	\$129,700
Elevators/Escalators	\$82,900	\$82,900	\$82,900	\$82,900
<b>Total</b>	<b>\$466,400</b>	<b>\$277,500</b>	<b>\$545,600</b>	<b>\$298,300</b>
Priority A	\$24,600	\$700		
Priority B	\$391,300	\$276,800	\$481,100	\$260,700
Priority C	\$50,600		\$64,600	\$37,700
<b>Total</b>	<b>\$466,400</b>	<b>\$277,500</b>	<b>\$545,600</b>	<b>\$298,300</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$127,300	A
Masonry: Brick	50%			LIFE	**	5	\$407,400	A
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : At Foundation Wall</i>							
Masonry: Granite	48%			LIFE	**	5	\$293,300	A
	<i>Water Penetration, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Various</i>							
Windows								
Bronze/Brass	25%			2030	**	5	\$286,800	A
	<i>Deteriorated Finish, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Entry</i>							
Metal Louvers	5%			2031	**	10	\$57,400	A
Steel	70%			2030	**	5	\$1,605,900	A
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Parapets								
Masonry: Brick	45%	Now	\$51,800	LIFE	**	5	\$8,500	A
	<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : North Side Of Lower Parapets</i>							
	<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Masonry: Granite	43%	Now	\$73,700	LIFE	**	5	\$10,200	A
	<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Coping</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Coping</i>							
Metal Panel	2%			2042	**	5	\$1,500	A
Metal Rail	5%			2035	**	5-10	\$17,100	A
Marble Panels	5%			LIFE	**	5	\$1,000	A

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Cast in Place Concrete	5%	Now	\$6,200	LIFE	**			A
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Areaways</i>								
Copper/Terne	30%	Now	\$18,400	2037	**			A
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rotunda</i>								
Copper/Terne	5%			2050	**	10	\$21,300	A
Modified Bitumen	45%	Now	\$94,200	2027	**			A
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 6th Floor</i>								
Skylight, Metal/Glass	5%			2042	**	10	\$28,400	A
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
Sloped Glazing	10%			LIFE	**	5	\$227,400	A
Interior								
Floors								
Carpet	15%			2021	\$1,737,600	3	\$193,700	C
Cast in Place Concrete	10%	Now	\$94,400	LIFE	**	5	\$188,300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Sub Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : Ground Water Flooding</i>								
Ceramic Tile	3%			2031	**	5	\$25,800	C
Cork Tile	10%			2032	**	5	\$75,300	C
Marble Panels	13%			LIFE	**	5	\$83,900	C
Terrazzo	14%			LIFE	**	5	\$94,200	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Vinyl Tile	35%			2022	\$2,700,700	3	\$150,700	C

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%	Now	\$112,900	LIFE	**			C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lunch Room, Chief Engineer Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lunch Room, Chief Engineer Room</i>								
Masonry: Brick	5%	Now	\$69,600	LIFE	**			C
<i>Spalling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub Basement</i>								
Marble Panels	10%			LIFE	**			C
Plaster	70%	Now	\$200,400	LIFE	**	5	\$142,200	C
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors, Stairs, Various Offices And Lobbies</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors, Stairs, Various Offices And Lobbies</i>								
Wood	10%			LIFE	**	5	\$270,800	C
<b>Ceilings</b>								
Exposed Concrete	10%	Now	\$292,000	LIFE	**	5	\$13,500	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Staff Cafeteria And Mechanical Room</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Sub Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Staff Cafeteria, Mechanical Room</i>								
Masonry: Marble	10%			LIFE	**	1		B
Plaster	15%			LIFE	**	5	\$80,700	B
Plaster	65%	Now	\$387,100	LIFE	**	5	\$349,800	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridors Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridors, Waiting Areas, File Room</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	70%			2032	**	5	\$1,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Rated @ 4000 Amps</i>								
Fused Disc Sw	30%			2042	**	5	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Rated @ 4000 Amps</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	70%			2032	**	5	\$1,700	B
Fused Disc Sw	30%			2042	**	5	\$700	B
<b>Raceway</b>								
Conduit	30%			2042	**	1		B
Conduit	70%			2032	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	5%			2038	**	5	\$700	B
Molded Case Bkrs	30%			2038	**	5	\$4,500	B
Molded Case Bkrs	40%			2030	**	5	\$6,100	B
Molded Case Bkrs	25%			2021		5	\$3,800	B
<b>Wiring</b>								
Braided Cloth	10%	2-4	\$51,600	2047	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Some Areas</i>								
Thermoplastic	90%			2042	**	1		B
<b>Motor Controllars</b>								
Locally Mounted	20%			2035	**	5	\$800	B
Locally Mounted	50%			2027	**	5	\$1,900	B
Locally Mounted	5%			2020		5	\$200	B
Motor Control Center	25%			2027	**	5	\$3,900	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$8,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Water Pipe</i>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2035	**	1	\$177,000	B
<b>Generators</b>								
Diesel	100%			2031	**	1	\$222,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Onan Genset Rated @ 600 Kw</i>								
<b>Batteries</b>								
Nickel Cadmium	100%			2016		5	\$128,200	B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2038	**	5	\$53,400	B
Main Tank	50%			2050	**	5	\$8,500	B
Lighting								
Interior Lighting								
Fluorescent	95%			2022	\$2,997,000	10	\$501,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 &amp; Compact Lamps</i>								
Incandescent	5%			2022	\$157,700	2	\$600	B
Egress Lighting								
Exit, LED	100%			2062	**	1		B
Exterior Lighting								
HID	100%			2022	\$221,800	10	\$1,800	B
Alarm								
Fire/Smoke Detection								
No Component	75%							D
Generic	25%			2030	**	1-3	\$88,600	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Utility Steam	100%			2042	**	1		B
Conversion Equipment								
Heat Exchanger	25%			2025	\$32,300	1	\$71,100	B
Pres. Reducing Valve/LP Steam	75%			2025	\$282,100	5	\$25,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Boilers No Longer In Use</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$423,400	2032	**	4	\$28,400	B
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Vacuum Condensate Pumps</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Sub Basement</i>								
Terminal Devices								
Convactor/Radiator	90%			2027	**	1	\$167,200	B
No Component	10%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Mechanical Rooms - Penthouse</i>								
<i>Explanation : Covered Under A C Section</i>								

## Air Conditioning

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2025	\$1,471,000	1	\$560,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Refrigerant R-11</i>								
Ext Pkg Unit - Cooling	5%			2027	* *	2	\$1,800	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	5%			2017	\$62,300	1		B
Distribution								
Chilled Wtr Pipe/Pump	100%			2032	* *	4	\$42,500	B
Terminal Devices								
Air Handler/Cool/Ht	95%			2022	\$2,446,700	1	\$337,900	B
Fan Coil - Cooling	5%			2022	\$233,400	1	\$9,300	B
Heat Rejection								
Water Cool Tower	95%			2020	\$1,653,400	2	\$550,000	B
No Component	5%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$320,800	B
Exhaust Fans								
Interior	85%			2022	\$569,700	2	\$15,000	B
Roof	15%			2022	\$72,300	2	\$2,600	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$181,100	2027	* *	1		B
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement And Sub Basement</i>								
HW Heat Exchanger								
Low Temp	100%			2042	* *	4	\$56,900	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%	Now	\$42,300	LIFE	* *	1		B
<i>Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Sub Basement</i>								
<i>Damaged, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement And Sub Basement</i>								
Sump Pump(s)								
Rigid Piping	100%			2022	\$11,700	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2022	\$11,700	4	\$1,600	B
Backflow Preventer								
Generic	100%			2022	\$58,800	1	\$35,200	B

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, 1-4, M-6</i>						
		<i>Explanation : 12 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2032	**	1-5	\$290,000	B
Sprinkler								
No Component	95%							D
Generic	5%			2032	**	1-2	\$8,100	B

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$1,171,800	\$1,746,500
Interior Architecture	\$575,000	\$4,753,500
Electrical	\$154,900	\$3,757,200
Mechanical	\$1,541,000	\$9,575,200
<b>Total</b>	<b>\$3,442,600</b>	<b>\$19,832,400</b>
Priority A	\$1,171,800	\$1,746,500
Priority B	\$1,898,600	\$13,737,300
Priority C	\$372,200	\$4,348,600
<b>Total</b>	<b>\$3,442,600</b>	<b>\$19,832,400</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture			\$52,000	\$22,800
Interior Architecture	\$26,000	\$41,500	\$26,000	\$31,100
Electrical	\$70,700	\$23,000	\$18,700	\$15,600
Mechanical	\$126,800	\$122,500	\$234,200	\$124,600
Elevators/Escalators	\$177,600	\$177,600	\$177,600	\$177,600
<b>Total</b>	<b>\$401,100</b>	<b>\$364,600</b>	<b>\$508,400</b>	<b>\$371,700</b>
Priority A			\$52,000	\$22,800
Priority B	\$375,200	\$323,100	\$456,400	\$317,800
Priority C	\$26,000	\$41,500		\$31,100
<b>Total</b>	<b>\$401,100</b>	<b>\$364,600</b>	<b>\$508,400</b>	<b>\$371,700</b>



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

**Asset # : 2057**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Copper/Terne	3%			2043	**	10	\$51,300	A
Masonry: Brick	30%	Now	\$347,900	LIFE	**	5	\$218,800	A
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Courtyard</i>							
Masonry: Granite	10%			LIFE	**	5	\$54,700	A
Masonry: Limestone	55%			LIFE	**	5	\$300,800	A
Metal Coiling Doors	2%			2028	**	5	\$45,600	A
<b>Windows</b>								
Aluminum	45%			2039	**	5	\$45,500	A
Bronze/Brass	50%			2039	**	5	\$316,200	A
Steel	5%	Now	\$278,600	2048	**	5	\$31,600	A
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Chiller Room</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Chiller Room</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Chiller Room</i>							
<b>Parapets</b>								
Masonry: Brick	40%	Now	\$111,500	LIFE	**	5	\$36,700	A
	<i>Parge/Tar Separating, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Interior Face</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Interior Face</i>							
Masonry: Granite	10%			LIFE	**	5	\$11,500	A
Masonry: Limestone	45%			LIFE	**	5	\$51,900	A
Metal Panel	5%			2043	**	5	\$17,700	A
<b>Roof</b>								
IRMA/Protected Membrane	10%			2028	**	10	\$20,300	A
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : East Side</i>							
	<i>Explanation : This Is A Green Roof Designed To Absorb Runoff</i>							
Modified Bitumen	70%	Now	\$87,400	2023	\$874,300			A
	<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Over 8th Floor</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Room 834</i>							
Plaza Roof: Stone Panels	20%	Now	\$188,200	2033	**			A
	<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Over Chiller Room</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Over Chiller Room</i>							
	<i>Explanation : Drains Inad/misposin</i>							

**Interior**

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

**Asset # : 2057**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
<b>Floors</b>								
Carpet	5%			2022	\$558,700	3	\$83,100	C
Cast in Place Concrete	5%			LIFE	**	5	\$90,800	C
Marble Panels	15%			LIFE	**	5	\$93,400	C
Terrazzo	25%			LIFE	**	5	\$162,200	C
Vinyl Tile	40%			2023	\$2,977,300	3	\$124,600	C
Vinyl Tile	5%	0-2	\$372,200	2033	**	3	\$15,600	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 9th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 9th Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 9th Floor</i>								
<i>Explanation : 9x9 Tiles</i>								
Vinyl Tile	5%			2031	**	3	\$20,800	C
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**			C
Gypsum Board	15%			LIFE	**	5	\$147,600	C
Gypsum Board	5%			LIFE	**	5	\$49,200	C
Masonry: Brick	5%			LIFE	**			C
Metal Panel	5%			LIFE	**			C
Marble Panels	20%			LIFE	**			C
Plaster	35%			LIFE	**	5	\$172,200	C
Wood	10%			LIFE	**	5	\$655,900	C
<b>Ceilings</b>								
AcousTileConcealSpLn	5%			2028	**	5	\$51,900	B
AcousTileSusp.Lay-In	35%			2028	**	5	\$290,700	B
AcousTileSusp.Lay-In	5%			2040	**	5	\$41,500	B
Exposed Concrete	5%			LIFE	**	5	\$6,500	B
Plaster	5%	Now	\$57,400	LIFE	**	5	\$26,000	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 8th Floor Library, Room 834</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 8th Floor Library, Room 834</i>								
Plaster	45%			LIFE	**	5	\$233,600	B

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

Under 600 Volts

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

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

**Asset # : 2057**

Electrical	Current Repair			Future Replacement		Maintenance			Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
<b>Under 600 Volts</b>									
<b>Service Equipment</b>									
Air Circuit Breaker	20%	2-4	\$20,700	2053	**	5	\$300	B	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : No Available Nameplate Ratings; On Extended Life</i>									
Air Circuit Breaker	20%			2053	**	5	\$600	B	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Newly Installed, 4000 Amperes Power Circuit Breakers</i>									
Under Construction	60%								D
<b>Transformers</b>									
Dry Type	100%			2028	**	5	\$2,000	B	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Roof</i>									
<i>Explanation : 2- 63 Kva, 460/208 Volts</i>									
<b>Switchgear / Switchboard</b>									
Air Circuit Breaker	10%	2-4	\$33,700	2053	**	5	\$100	B	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
Fused Disc Sw	10%			2023	\$33,700	5	\$200	B	
Molded Case Bkrs	10%			2023	\$33,700	5	\$1,500	B	
Under Construction	70%								D
<b>Raceway</b>									
Conduit	70%			2023	\$319,400	1		B	
Under Construction	30%								D
<b>Panelboards</b>									
Fused Disc Sw	10%			2022	\$45,900	5	\$1,300	B	
Molded Case Bkrs	50%			2022	\$229,600	5	\$7,300	B	
Under Construction	40%								D
<b>Wiring</b>									
Braided Cloth	30%	2-4	\$154,900	2048	**	1		B	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Thermoplastic	40%			2023	\$206,500	1		B	
Under Construction	30%								D
<b>Motor Controllers</b>									
Locally Mounted	50%			2028	**	5	\$1,900	B	
Locally Mounted	40%			2021	\$346,100	5	\$1,500	B	
Locally Mounted	10%			2040	**	5	\$400	B	
<b>Ground</b>									
<b>Grounding Devices</b>									
Generic	100%			LIFE	**	5	\$8,200	B	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Tunnel</i>									
<i>Explanation : Connected To Metal Water Pipe.</i>									
<b>Stand-by Power</b>									

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
Transfer Switches								
Under Construction	100%							D
Generators								
Under Construction	100%							D
Batteries								
Under Construction	100%							D
Fuel Storage								
Under Construction	100%							D
<b>Lighting</b>								
Interior Lighting								
Fluorescent	95%			2031	**	10	\$483,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2031	**	10	\$25,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Ground Floor, Hallways</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2031	**	10	\$67,000	B
Exit, LED	50%			2058	**	1		B
Exterior Lighting								
HID	100%			2023	\$214,200	10	\$1,700	B
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2031	**	1	\$62,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Ground Floor And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2023	\$1,819,700	1-3	\$102,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Smoke Detectors, Strobe Lights, Horns, And Manual Pull Stations</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Fuel Oil No 4	100%			2033	**	5	\$171,900	B

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

**Asset # : 2057**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Conversion Equipment								
Steam Boiler	100%	Now	\$56,900	2036	**	1	\$494,600	B
	<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : #3 Boiler Tubes</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 3 Units</i>							
<hr/>								
Distribution								
Steam Piping/Pump	100%	Now	\$81,700	2033	**	4	\$27,300	B
	<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Vacuum Pump - Basement</i>							
	<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Various Areas</i>							
<hr/>								
Terminal Devices								
Convactor/Radiator	95%			2021	\$5,248,300	1	\$170,300	B
Unit Heater-Stm/HW	5%			2023	\$188,900	4	\$2,500	B
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2031	**	1		B
<hr/>								
Conversion Equipment								
Centrifugal, Elec Chiller	50%			2032	**	1	\$300,200	B
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Ground Floor A C Room</i>							
Int Pkg Unit - Cooling	5%			2021	\$376,600	2	\$1,700	B
Window/Wall Unit	5%			2018	\$60,100	1		B
No Component	40%							D
<hr/>								
Distribution								
Chilled Wtr Pipe/Pump	50%	Now	\$857,600	2053	**	4	\$13,700	B
	<i>Corroded, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Leak Evident, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Various Locations</i>							
No Component	50%							D
<hr/>								
Terminal Devices								
Fan Coil - Cooling	50%	Now	\$27,000	2023	\$1,351,100	1	\$80,600	B
	<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Various Locations</i>							
	<i>Explanation : Hose Of Condensate Drip Pan Clogged, Causing Water Leaks</i>							
No Component	50%							D
<hr/>								
Heat Rejection								
Water Cool Tower	50%	Now	\$50,400	2021	\$503,700	2	\$223,400	B
	<i>Damaged, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Inside The Unit On Roof</i>							
No Component	50%							D
<hr/>								
<b>Ventilation</b>								

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%	Now	\$101,000	LIFE	* *	2-5	\$309,400	B
<i>Leak Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Dampers, Throughout</i>								
<b>Exhaust Fans</b>								
Interior	60%	Now	\$38,800	2023	\$387,900	2	\$8,200	B
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Fan Motors - 4th, 7th &amp; Ground Floor</i>								
Roof	25%			2033	* *	2	\$4,200	B
<i>Recent Installation, Extent : Light, Area Affected : 25%</i>								
<i>Location : 4 Units On Roof</i>								
No Component	15%							D
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	30%			2033	* *	1		B
Galv Iron/Steel	70%	Now	\$24,500	2021	\$1,222,700	1		B
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main Valve, Basement</i>								
<b>Water Heater</b>								
Gas Fired	100%			2018	\$136,100	2	\$8,100	B
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	* *	1		B
<b>Storm Drain Piping</b>								
Cast Iron	100%	Now	\$16,300	LIFE	* *	1		B
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Ceiling Of Refrigeration Room, Ground Floor</i>								
<b>Sump Pump(s)</b>								
Rigid Piping	100%			2023	\$11,700	4	\$1,600	B
<b>Fixtures</b>								
Generic	100%							B
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (8) B-9, (11) I-8, (1) I, 4m, 6m</i>								
<i>Explanation : 20 Units</i>								
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2033	* *	1-5	\$279,800	B

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$701,800	\$1,428,400
Interior Architecture	\$192,500	\$21,963,100
Electrical	\$275,800	
Mechanical	\$184,800	\$609,100
<b>Total</b>	<b>\$1,354,900</b>	<b>\$24,000,500</b>
Priority A	\$701,800	\$1,428,400
Priority B	\$617,500	\$854,800
Priority C	\$35,500	\$21,717,300
<b>Total</b>	<b>\$1,354,900</b>	<b>\$24,000,500</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$29,000		\$10,300	\$34,700
Interior Architecture	\$71,100	\$11,800		\$71,100
Electrical	\$56,700	\$50,200	\$46,800	\$68,400
Mechanical	\$110,000	\$136,400	\$113,700	\$147,800
Elevators/Escalators	\$54,300	\$54,300	\$54,300	\$54,300
<b>Total</b>	<b>\$321,000</b>	<b>\$252,800</b>	<b>\$225,100</b>	<b>\$376,300</b>
Priority A	\$29,000		\$10,300	\$34,700
Priority B	\$220,900	\$240,900	\$214,800	\$270,500
Priority C	\$71,100	\$11,800		\$71,100
<b>Total</b>	<b>\$321,000</b>	<b>\$252,800</b>	<b>\$225,100</b>	<b>\$376,300</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	5%			LIFE	**	5	\$18,600	A
Masonry: Granite	10%	Now	\$84,600	LIFE	**	5	\$27,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Metal Panel	10%			2043	**	5-10	\$255,600	A
Metal Coiling Doors	5%			2036	**	5	\$58,100	A
Panel/Paver: Limestone	45%			LIFE	**	5	\$125,500	A
Window Wall	25%			2043	**	5	\$348,600	A
Windows								
Aluminum	100%			2039	**	5	\$69,400	A
Parapets								
Masonry: Granite	10%			LIFE	**	5	\$6,700	A
Metal Panel	10%			2043	**	5	\$20,600	A
Metal Rail	10%			2036	**	5-10	\$96,000	A
Panel/Paver: Limestone	70%			LIFE	**	5	\$40,800	A
Roof								
IRMA/Protected Membrane	70%	Now	\$172,800	2023			\$864,200	A
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 6th Floor Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 6th Floor Roof At Cooling Tower</i>								
Plaza Roof: Stone Panels	25%	Now	\$84,900	2043	**			A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Basement Parking Garage</i>								
Skylight, Metal/Glass	5%	Now	\$57,200	2043	**			A
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Atrium Stair</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Atrium Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Atrium Stair</i>								
Interior								
Floors								
Carpet	20%			2022	\$1,163,100	3	\$189,500	C
Cast in Place Concrete	20%			LIFE	**	5	\$207,300	C
Ceramic Tile	5%			2032	**	5	\$23,700	C
Terrazzo	15%			LIFE	**	5	\$55,500	C
Vinyl Tile	40%			2028	**	3	\$94,700	C

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$75,800	C
Fabric on Framing	15%			2024	\$20,890,500	5	\$71,100	C
Glass: Single Pane	5%			LIFE	**	5	\$35,500	C
Gypsum Board	40%			LIFE	**	5	\$227,500	C
Granite Panels	5%			LIFE	**			C
Marble Panels	10%			LIFE	**			C
Wood	5%			LIFE	**	5	\$189,600	C
Ceilings								
AcousTileConcealSpLn	25%			2036	**	5	\$148,000	B
AcousTileSusp.Lay-In	35%			2036	**	5	\$165,800	B
Exposed Concrete	20%			LIFE	**	5	\$14,800	B
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	15%			LIFE	**	5	\$88,800	B
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Atrium Stair</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	**	5	\$1,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Electrical Services Rated @ 4000 Amperes Each</i>								
Transformers								
Dry Type	100%			2036	**	5	\$1,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room And Generator Room</i>								
<i>Explanation : 2- 45 Kva, 2- 30 Kva 480/208/120 Volts</i>								
Switchgear / Switchboard								
Air Circuit Breaker	95%			2043	**	5	\$1,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Siemens Power Circuit Breakers</i>								
Molded Case Bkrs	5%			2043	**	5	\$400	B
Raceway								
Conduit	100%			2043	**	1		B
Panelboards								
Fused Disc Sw	10%			2039	**	5	\$700	B
Molded Case Bkrs	90%			2039	**	5	\$7,600	B
Wiring								
Thermoplastic	100%			2043	**	1		B

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	5%			2036	**	5	\$100	B
Motor Control Center	95%			2036	**	5	\$8,300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Meter Room</i>								
<i>Explanation : 3- Water Mains With 3- Separate Ground Connections</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2036	**	1	\$98,200	B
Generators								
Diesel	100%			2032	**	1	\$123,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Rated At 1400 Kw</i>								
Batteries								
Lead/Acid	100%			2017		5	\$11,800	B
Fuel Storage								
Day Tank								
	50%			2039	**	5	\$29,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 250 Gallons Capacity</i>								
Main Tank								
	50%			2051	**	5	\$4,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4500 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	85%			2028	**	10	\$246,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent								
	10%			2028	**	10	\$29,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
HID								
	5%			2028	**	10	\$500	B
Egress Lighting								
Emergency, Service								
	50%			2028	**	1		B
Exit, LED								
	50%			2051	**	1		B
Exterior Lighting								
HID								
	100%			2028	**	10	\$1,000	B
Alarm								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2028	**	1	\$35,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Public Spaces</i>								
<i>Explanation : CCTV Surveillance Camera Systems</i>								
<hr/>								
Fire/Smoke Detection								
Generic	100%			2028	**	1-3	\$202,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations</i>								
<hr/>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Electricity	5%			2043	**	1		B
Interruptible Gas/Dual Fuel	95%			2043	**	1		B
<hr/>								
Conversion Equipment								
Furnace	5%			2028	**	1	\$7,800	B
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Penthouse Roof</i>								
<i>Explanation : 1 Roof Top Unit</i>								
Hot Water Boiler	95%			2036	**	1	\$148,700	B
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : Sub Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	95%	0-2	\$72,600	2039	**	4	\$14,800	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Piping Inside The Walls, Various Areas</i>								
No Component	5%							D
<hr/>								
Terminal Devices								
Air Handler	60%			2028	**	1	\$117,400	B
Convactor/Radiator	10%			2036	**	1	\$10,200	B
Fan Coil Unit/Heat	30%			2028	**	1	\$30,700	B
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2039	**	1		B

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	70%			2032	**	1	\$239,800	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>								
<i>Location : Refrigeration Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Refrigeration Room, Basement</i>								
<i>Explanation : 3 Units</i>								
Ext Pkg Unit - Heating/Cooling	10%			2028	**	2	\$1,900	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Penthouse Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Penthouse Roof</i>								
<i>Explanation : 1 Roof Top Package Unit</i>								
No Component	20%							D
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	70%			2043	**	4	\$10,900	B
No Component	30%							D
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	50%			2028	**	1	\$97,900	B
Fan Coil - Cool/Heat	10%			2028	**	1	\$10,200	B
No Component	40%							D
<b>Heat Rejection</b>								
Water Cool Tower	70%			2021	\$489,300	2	\$223,000	B
No Component	30%							D
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$176,500	B
<b>Exhaust Fans</b>								
Interior	90%			2028	**	2	\$8,700	B
Roof	10%			2028	**	2	\$1,000	B
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2043	**	1		B
<b>Water Heater</b>								
Gas Fired	100%			2018	\$70,800	2	\$4,600	B
<b>Sanitary Piping</b>								
Cast Iron	100%	Now	\$13,200	LIFE	**	1		B
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Drain Line Under The Service Entrance</i>								
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		B
<b>Sump Pump(s)</b>								
Rigid Piping	100%			2028	**	4	\$2,500	B
<b>Sewage Ejector(s)</b>								
Electric	100%			2028	**	4	\$2,500	B

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Backflow Preventer								
Generic	100%			2028	* *	1	\$19,400	B
<b>Fixtures</b>								
Generic	100%							B
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	75%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 75%</i>						
		<i>Location : 1-5</i>						
		<i>Explanation : 8 Units</i>						
Hydraulic	25%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 25%</i>						
		<i>Location : (1) 1-3 (2) B-1</i>						
		<i>Explanation : 3 Units</i>						
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2043	* *	1-5	\$165,500	B
<b>Sprinkler</b>								
Generic	100%			2043	* *	1-2	\$88,700	B
<b>Fire Pump</b>								
Generic	100%			2032	* *	1	\$59,100	B

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$620,800	\$2,610,500
Interior Architecture	\$1,939,200	\$3,657,400
Electrical	\$402,300	\$4,282,300
Mechanical	\$671,000	\$9,406,000
<b>Total</b>	<b>\$3,633,300</b>	<b>\$19,956,200</b>
Priority A	\$620,800	\$2,610,500
Priority B	\$1,368,600	\$14,297,700
Priority C	\$1,643,900	\$3,048,000
<b>Total</b>	<b>\$3,633,300</b>	<b>\$19,956,200</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$47,200			
Interior Architecture	\$94,200	\$52,800	\$25,100	\$94,200
Electrical	\$76,800	\$68,700	\$95,000	\$100,300
Mechanical	\$169,300	\$220,800	\$315,600	\$176,600
Elevators/Escalators	\$150,000	\$150,000	\$150,000	\$150,000
<b>Total</b>	<b>\$537,600</b>	<b>\$492,300</b>	<b>\$585,800</b>	<b>\$521,100</b>
Priority A	\$47,200			
Priority B	\$396,100	\$439,500	\$560,600	\$426,900
Priority C	\$94,200	\$52,800	\$25,100	\$94,200
<b>Total</b>	<b>\$537,600</b>	<b>\$492,300</b>	<b>\$585,800</b>	<b>\$521,100</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	15%			LIFE	**	5	\$115,700	A
Masonry: Brick	15%			LIFE	**	5	\$115,700	A
Masonry: Granite	2%			LIFE	**	5	\$11,600	A
Masonry: Limestone	10%			LIFE	**	5	\$57,800	A
Masonry: Limestone	45%			LIFE	**	5	\$260,300	A
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1961 Wing</i>								
Metal Panel	5%			2043	**	5-10	\$265,100	A
Metal Coiling Doors	2%			2036	**	5	\$48,200	A
Window Wall	6%			2043	**	5	\$173,500	A
<b>Windows</b>								
Aluminum	95%			2039	**	5	\$163,300	A
Glass Block	5%			LIFE	**	5	\$5,400	A
<b>Parapets</b>								
Concrete Masonry Unit	20%			LIFE	**	5	\$9,400	A
Masonry: Brick	30%			LIFE	**	5	\$12,500	A
Masonry: Brick	10%	Now	\$23,100	LIFE	**	5	\$4,200	A
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Openings Of Free Standing Walls At Cooling Tower</i>								
Masonry: Limestone	25%			LIFE	**	5	\$13,100	A
Masonry: Limestone	5%			LIFE	**	5	\$2,600	A
Metal Rail	10%			2036	**	5-10	\$75,300	A
<b>Roof</b>								
Built-Up (BUR)	10%			2023		10	\$29,900	A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 190, 825, 856</i>								
IRMA/Protected Membrane	20%			2023		10	\$59,700	A
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lower Roofs Of 1995 Wing</i>								
Modified Bitumen	20%	Now	\$334,400	2033	**			A
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Over Mechanical Room Penthouse (1994 Wing)</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Mechanical Room Penthouse (1994 Wing)</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Mechanical Room Penthouse (1994 Wing)</i>								
Modified Bitumen	45%			2023		10	\$134,300	A
Skylight, Metal/Glass	5%			2043	**	10	\$49,800	A

**Interior**

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%			2022	\$1,851,000	3	\$301,600	C
Cast in Place Concrete	7%			LIFE	**	5	\$153,900	C
Ceramic Tile	3%			2032	**	5	\$30,200	C
Granite Panels	5%			LIFE	**	5	\$37,700	C
Terrazzo	5%			LIFE	**	5	\$39,300	C
Vinyl Tile	15%			2028	**	3	\$75,400	C
Vinyl Tile	30%			2023	\$2,465,900	3	\$113,100	C
Vinyl Tile	20%			2018	\$1,643,900	3	\$75,400	C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1961 Wing</i>								
<i>Explanation : 9x9 Tiles</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	5%			LIFE	**	5	\$14,800	C
Gypsum Board	15%			LIFE	**	5	\$66,400	C
Masonry: Brick	5%			LIFE	**			C
Granite Panels	3%			LIFE	**			C
Marble Panels	5%			LIFE	**			C
Plaster	62%			LIFE	**	5	\$137,200	C
Wood	5%			LIFE	**	5	\$147,600	C
<b>Ceilings</b>								
AcousTileConcealSpLn	17%			2036	**	5	\$213,600	B
AcousTileConcealSpLn	30%			2028	**	5	\$377,000	B
Exposed Struc: Steel	5%			LIFE	**			B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room Penthouse (1994 Wing)</i>								
Glass: Susp Panels	3%			LIFE	**			B
Gypsum Board	5%			LIFE	**	5	\$62,800	B
Plaster	40%			LIFE	**	5	\$251,300	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 190, 825, 856</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	50%			2023	\$63,000	5	\$1,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : 2 Main Service Protectors Rated At 4000 Amperes Each</i>								
Fused Disc Sw	50%			2043	**	5	\$1,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : 2- Main Disconnect Switches Rated @ 3000 Amperes Each</i>								

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Transformers								
Dry Type	100%			2036	**	5	\$2,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : 150 Kva, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Air Circuit Breaker	65%			2023	\$259,600	5	\$2,100	B
Air Circuit Breaker	20%			2043	**	5	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : Siemens Low Voltage Power Circuit Breaker</i>								
Fused Disc Sw	5%			2043	**	5	\$100	B
Molded Case Bkrs	10%			2043	**	5	\$1,600	B
Raceway								
Conduit	35%			2043	**	1		B
Conduit	65%			2023	\$360,800	1		B
Panelboards								
Fused Disc Sw	10%			2039	**	5	\$1,400	B
Molded Case Bkrs	60%			2022	\$335,200	5	\$9,800	B
Molded Case Bkrs	30%			2039	**	5	\$4,900	B
Wiring								
Braided Cloth	35%	2-4	\$219,800	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Sections</i>								
Thermoplastic	65%			2043	**	1		B
Motor Controllers								
Locally Mounted	20%			2036	**	5	\$800	B
Locally Mounted	30%			2028	**	5	\$1,300	B
Locally Mounted	35%			2021	\$368,300	5	\$1,500	B
Motor Control Center	15%			2036	**	5	\$2,500	B
Ground								
Grounding Devices								
Not Accessible	50%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Connected To Building Structure, Point Of Contact Not Visible</i>								
Generic	50%			LIFE	**	5	\$4,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Oil Pump And Water Main Room</i>								
<i>Explanation : Connected To Main Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2036	**	1	\$190,400	B

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Stand-by Power</b>								
<b>Generators</b>								
Diesel	100%			2032	**	1	\$239,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 400 Kw Caterpillar Genset</i>								
<b>Batteries</b>								
Nickel Cadmium	100%			2018		5	\$138,000	B
<b>Fuel Storage</b>								
Day Tank	50%			2039	**	5	\$57,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 300 Gallons Capacity</i>								
Main Tank	50%			2051	**	5	\$9,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 10,000 Gallons Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	70%			2023	\$2,168,000	10	\$397,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	20%			2028	**	10	\$113,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Sections</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Incandescent	10%			2028	**	2	\$1,400	B
<b>Egress Lighting</b>								
Emergency, Battery	20%			2023	\$43,300	10	\$29,900	B
Exit, LED	50%			2051	**	1		B
Exit, Service	30%			2018	\$26,000	1		B
<b>Exterior Lighting</b>								
HID	100%			2023	\$217,700	10	\$1,900	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							D
Generic	30%			2028	**	1	\$69,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
<b>Fire/Smoke Detection</b>								
No Component	60%							D
Generic	40%			2028	**	1-3	\$157,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Bells, Manual Pull Stations, Strobe Lights And Smoke Detectors</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
<b>Heating</b>								
Energy Source								
Campus Steam	80%			2033	**	1		B
Interruptible Gas/Dual Fuel	20%			2043	**	1		B
<b>Conversion Equipment</b>								
Hot Water Boiler	20%			2036	**	1	\$61,200	B
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Q1 Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
Pres. Reducing Valve/LP Steam	80%			2026	**	5	\$29,400	B
<b>Distribution</b>								
Hot Wtr Piping/Pump	20%			2031	**	4	\$6,100	B
Steam Piping/Pump	80%			2033	**	4	\$36,600	B
<b>Terminal Devices</b>								
Air Handler	70%			2023	\$2,246,700	1	\$268,000	B
Convactor/Radiator	10%			2028	**	1	\$20,000	B
Fan Coil Unit/Heat	20%			2023	\$1,782,600	1	\$40,000	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2039	**	1		B
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	80%			2026	**	1	\$535,900	B
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Main Building Refrigeration Room &amp; Q1 Refrigeration Room</i>								
<i>Explanation : Refrigerant #123</i>								
Int Pkg Unit - Cooling	10%			2021	\$766,600	2	\$3,800	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Ext Pkg Unit - Cooling	10%			2023	\$274,800	2	\$3,800	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	80%			2033	**	4	\$36,600	B
No Component	20%							D
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	80%			2023	\$2,022,800	1	\$306,200	B
No Component	20%							D
<b>Heat Rejection</b>								
Remote Air Cond	20%			2023	\$711,200	2	\$86,200	B
Water Cool Tower	80%	Now	\$410,100	2021	\$1,366,900	2	\$398,700	B
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Shell Badly Corroded</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$345,200	B

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Ventilation								
Exhaust Fans								
Interior	90%			2028	**	2	\$17,100	B
Roof	10%			2028	**	2	\$1,900	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	**	1		B
Water Heater								
Gas Fired	100%	0-2	\$41,500	2018	\$138,500	2	\$7,200	B
			<i>Other Observation, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : 2 In Main Building, 1 In Q1 Building</i>					
			<i>Explanation : 1 Out Of 3 Is Obsolete Unit</i>					
HW Heat Exchanger								
Low Temp	80%			2033	**	4	\$73,400	B
No Component	20%							D
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2023	\$10,600	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2023	\$10,600	4	\$1,600	B
Backflow Preventer								
No Component	40%							D
Generic	60%			2023	\$34,600	1	\$22,700	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : 19 Units</i>					
Fire Suppression								
Standpipe								
Generic	100%			2033	**	1-5	\$312,100	B
Sprinkler								
No Component	80%							D
Generic	20%			2033	**	1-2	\$34,700	B
Fire Pump								
Generic	100%			2026	**	1	\$115,600	B

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$56,800	\$312,600
Interior Architecture	\$74,700	\$166,000
Electrical	\$160,500	
Mechanical		\$517,300
<b>Total</b>	<b>\$292,000</b>	<b>\$995,900</b>
Priority A	\$56,800	\$312,600
Priority B	\$235,200	\$592,000
Priority C		\$91,300
<b>Total</b>	<b>\$292,000</b>	<b>\$995,900</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$9,100	\$7,700		\$27,800
Interior Architecture		\$26,000	\$5,900	
Electrical	\$23,900	\$33,600	\$27,800	\$25,200
Mechanical	\$68,300	\$95,200	\$73,200	\$91,100
Elevators/Escalators	\$79,400	\$79,400	\$79,400	\$79,400
<b>Total</b>	<b>\$180,700</b>	<b>\$241,700</b>	<b>\$186,300</b>	<b>\$223,500</b>
Priority A	\$9,100	\$7,700		\$27,800
Priority B	\$171,600	\$208,100	\$180,400	\$195,700
Priority C		\$26,000	\$5,900	
<b>Total</b>	<b>\$180,700</b>	<b>\$241,700</b>	<b>\$186,300</b>	<b>\$223,500</b>



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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	92%			LIFE	**	5	\$170,600	A
Metal Panel	3%			2044	**	5-10	\$38,300	A
Window Wall	5%			2044	**	5	\$34,800	A
<b>Windows</b>								
Aluminum	97%			2040	**	5	\$21,400	A
Metal Louvers	3%			2033	**	10	\$4,100	A
<b>Parapets</b>								
Masonry: Brick	50%			LIFE	**	5	\$6,600	A
Pre-Cast Concrete	5%	Now	\$9,100	LIFE	**	5	\$4,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Stucco Cement	45%			2037	**	5	\$15,300	A
<b>Roof</b>								
IRMA/Protected Membrane	80%			2029	**	10	\$56,800	A
Skylight, Plastic	5%			2037	**	1		A
Sloped Glazing	15%			LIFE	**	5	\$142,000	A
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%			2023	\$305,800	3	\$37,400	C
Cast in Place Concrete	5%			LIFE	**	5	\$18,200	C
Ceramic Tile	5%			2033	**	5	\$8,300	C
Terrazzo	10%			LIFE	**	5	\$13,000	C
Vinyl Tile	65%			2029	**	3	\$40,500	C
<b>Interior Walls</b>								
Ceramic Tile	3%			2033	**	5	\$3,500	C
Concrete Masonry Unit	5%			LIFE	**	5	\$2,300	C
Glass: Single Pane	2%			LIFE	**	5	\$1,700	C
Gypsum Board	65%			LIFE	**	5	\$45,000	C
Masonry: Brick	12%			LIFE	**			C
Metal Panel	3%			LIFE	**			C
Wood	10%			LIFE	**	5	\$46,200	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	90%			2037	**	5	\$149,500	B
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	5%			LIFE	**	5	\$10,400	B

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

Under 600 Volts

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	**	5	\$800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 2- Main Service Switches Rated @ 2000 Amperes And 1200 Amperes</i>							
<hr/>								
Transformers								
Dry Type	100%			2037	**	5	\$600	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room And Penthouse</i>							
	<i>Explanation : 45 Kva , 2- 30 Kva 480/2018/120v</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	**	5	\$800	B
<hr/>								
Raceway								
Conduit	100%			2044	**	1		B
<hr/>								
Panelboards								
Fused Disc Sw	10%			2040	**	5	\$400	B
Molded Case Bkrs	90%			2040	**	5	\$4,100	B
<hr/>								
Wiring								
Thermoplastic	100%			2044	**	1		B
<hr/>								
Motor Controlllers								
Locally Mounted	10%			2037	**	5	\$100	B
Motor Control Center	90%			2037	**	5	\$4,300	B
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,600	B
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	**	1	\$53,800	B
<hr/>								
Generators								
Diesel	100%			2033	**	1	\$67,800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : Emergency Generator Rated @ 1100 Kw</i>							
<hr/>								
Batteries								
Lead/Acid	100%			2018	\$700	5	\$6,500	B
<hr/>								
Fuel Storage								
Day Tank	50%			2040	**	5	\$16,200	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : 275 Gallons Capacity</i>							
<hr/>								
Main Tank	50%			2052	**	5	\$2,600	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 5000 Gallons Capacity</i>							
<hr/>								
Lighting								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Interior Lighting Fluorescent	90%			2029	**	10	\$144,500	B
	<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout The Building</i>							
Fluorescent	10%			2029	**	10	\$16,100	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Hallways</i> <i>Explanation : Compact Fluorescent Light Fixtures</i>							
<b>Egress Lighting</b>								
Emergency, Service Exit, LED	50%			2029	**	1		B
	50%			2052	**	1		B
<b>Exterior Lighting</b>								
HID	100%			2029	**	10	\$500	B
<b>Lighting Protection</b>								
Arresters/Cabling Generic	100%			2052	**	5	\$5,100	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Roof</i> <i>Explanation : Copper</i>							
<b>Alarm</b>								
Security System No Component Generic	70%							D
	30%			2029	**	1	\$19,600	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Hallways, Lobby And Outside</i> <i>Explanation : C C T V Surveillance Cameras</i>							
<b>Fire/Smoke Detection</b>								
Generic	100%			2029	**	1-3	\$107,800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout The Building</i> <i>Explanation : Strobe Lights, Horns, Manual Pull Stations And Smoke Detectors</i>							

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source Interruptible Gas/Dual Fuel	100%			2044	**	1		B
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2037	**	1	\$86,500	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement Boiler Room</i> <i>Explanation : 2 Units</i>							
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2040	**	4	\$12,900	B

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Terminal Devices								
Air Handler	60%			2029	**	1	\$64,900	B
Convactor/Radiator	40%			2037	**	1	\$22,600	B
Air Conditioning								
Energy Source								
Natural Gas	100%			2044	**	1		B
Conversion Equipment								
Absorption Chiller/Direct Fire	90%			2029	**	1	\$170,400	B
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 3 Units</i>						
Reciprocating Compr/Chiller	10%			2029	**	1	\$8,100	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2044	**	4	\$12,900	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	**	1	\$108,200	B
Heat Rejection								
Air Condenser Unit	10%			2029	**	2	\$12,200	B
Water Cool Tower	90%			2025	\$434,800	2	\$158,500	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$97,600	B
Exhaust Fans								
Interior	98%			2029	**	2	\$5,300	B
Roof	2%			2029	**	2	\$100	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		B
Water Heater								
Gas Fired	100%			2022	\$39,100	2	\$2,500	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sewage Ejector(s)								
Electric	100%			2029	**	4	\$2,500	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (1) B-5, Ph (8) B-5 (3) B-4</i>						
		<i>Explanation : 12 Units</i>						

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Vertical Transport								
Escalators								
Over 20' Rise	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First To Second, Second To Third And Third To Fourth Floors</i>						
		<i>Explanation : 6 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2050	* *	1-5	\$88,200	B
Sprinkler								
Generic	100%			2044	* *	1-2	\$49,000	B
Fire Pump								
Generic	100%			2033	* *	1	\$32,700	B

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$1,322,300	\$284,700
Interior Architecture		\$2,297,200
Electrical	\$282,200	\$621,100
Mechanical	\$333,500	\$1,060,700
<b>Total</b>	<b>\$1,938,000</b>	<b>\$4,263,800</b>
Priority A	\$1,322,300	\$284,700
Priority B	\$615,600	\$1,902,100
Priority C		\$2,077,000
<b>Total</b>	<b>\$1,938,000</b>	<b>\$4,263,800</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$27,000	\$22,600		
Interior Architecture		\$88,100	\$11,700	\$23,500
Electrical	\$31,800	\$38,000	\$39,800	\$65,300
Mechanical	\$122,000	\$151,700	\$135,400	\$157,200
Elevators/Escalators	\$69,100	\$69,100	\$69,100	\$69,100
<b>Total</b>	<b>\$249,900</b>	<b>\$369,500</b>	<b>\$256,000</b>	<b>\$315,000</b>
Priority A	\$27,000	\$22,600		
Priority B	\$222,900	\$282,300	\$244,300	\$315,000
Priority C		\$64,600	\$11,700	
<b>Total</b>	<b>\$249,900</b>	<b>\$369,500</b>	<b>\$256,000</b>	<b>\$315,000</b>



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Bronze/Brass	2%			LIFE	**			A
Masonry: Granite	8%			LIFE	**	5	\$25,300	A
Masonry: Limestone	90%	Now	\$797,800	LIFE	**	5	\$284,700	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Courtroom 68</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout At Doors, Exterior Balcony, Spandrels</i>								
<hr/>								
Windows								
Aluminum	93%			2040	**	5	\$67,300	A
Metal Louvers	2%			2033	**	10	\$9,000	A
Steel	5%			2032	**	5	\$45,200	A
<hr/>								
Parapets								
Masonry: Limestone	85%	Now	\$330,700	LIFE	**	5	\$27,600	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Southeast Corner</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								
Metal Rail	15%			2029	**	5-10	\$69,800	A
<hr/>								
Roof								
Metal Panel	60%			2037	**	10	\$151,400	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Painted Surfaces</i>								
<hr/>								
Modified Bitumen	35%	Now	\$27,000	2029	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Courtroom 68</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Courtroom 68</i>								
<hr/>								
Skylight, Metal/Glass	5%			2034	**	10	\$22,900	A
<hr/>								
<b>Interior</b>								
Floors								
Carpet	15%			2023	\$865,200	3	\$105,700	C
Cast in Place Concrete	5%			LIFE	**	5	\$51,400	C
Ceramic Tile	5%			2027	**	5	\$23,500	C
Marble Panels	5%			LIFE	**	5	\$17,600	C
Terrazzo	20%			LIFE	**	5	\$73,400	C
Vinyl Tile	20%			2024	\$768,400	3	\$35,200	C
Vinyl Tile	30%			2029	**	3	\$52,900	C

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Gypsum Board	10%			LIFE	**	5	\$57,300	C
Gypsum Board	10%			LIFE	**	5	\$57,300	C
Marble Panels	15%			LIFE	**			C
Plaster	15%			LIFE	**	5	\$43,000	C
Plaster	25%			LIFE	**	5	\$71,600	C
Wood	20%			LIFE	**	5	\$763,700	C
Wood	5%			LIFE	**	5	\$190,900	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2037	**	5	\$47,000	B
AcousTileSusp.Lay-In	10%			2029	**	5	\$47,000	B
Gypsum Board	5%			LIFE	**	5	\$29,400	B
Plaster	20%			LIFE	**	5	\$58,700	B
Plaster	55%			LIFE	**	5	\$161,500	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Courtroom 68</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	50%			2044	**	5	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4000 Amps Main Disconnect Switch</i>								
Fused Disc Sw	50%			2034	**	5	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 And One 1200 Amps Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2037	**	5	\$1,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : 2- 750 Kva, 480/277/208 Volts</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2044	**	5	\$1,300	B
<b>Raceway</b>								
Conduit	50%			2024	\$138,800	1		B
Conduit	50%			2044	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	10%			2040	**	5	\$700	B
Molded Case Bkrs	50%			2040	**	5	\$4,100	B
Molded Case Bkrs	40%			2023	\$111,700	5	\$3,200	B

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Thermoplastic	50%			2024	\$157,000	1		B
Thermoplastic	50%			2044	**	1		B
Motor Controllers								
Locally Mounted	80%			2037	**	5	\$1,700	B
Locally Mounted	20%			2022	\$105,200	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,500	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	**	1	\$94,800	B
Generators								
Diesel	100%			2033	**	1	\$119,400	B
					<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : Roof</i>			
					<i>Explanation : No Available Nameplate Rating Capacity</i>			
Batteries								
Lead/Acid	100%			2018	\$700	5	\$11,400	B
Fuel Storage								
Day Tank								
	50%			2040	**	5	\$29,100	B
					<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : Roof</i>			
					<i>Explanation : 275 Gallons Capacity</i>			
Main Tank	50%			2052	**	5	\$4,600	B
					<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : Underground</i>			
					<i>Explanation : 2000 Gallons Capacity</i>			
Lighting								
Interior Lighting								
Fluorescent								
	80%			2029	**	10	\$230,300	B
					<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : Throughout The Building</i>			
					<i>Explanation : T-8 Lamps</i>			
Fluorescent	18%			2029	**	10	\$51,800	B
					<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>			
					<i>Location : Hallways And Court Rooms</i>			
					<i>Explanation : Compact Fluorescent Light Fixtures</i>			
Incandescent	2%			2019	\$31,400	2	\$100	B
Egress Lighting								
Emergency, Service								
Exit, LED	50%			2024	\$21,900	1		B
	50%			2052	**	1		B
Exterior Lighting								
HID	100%			2024	\$108,400	10	\$900	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2039	**	5	\$1,400	B

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

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

**Alarm**

## Security System

No Component

70%

Generic

30%

2029

\* \*

1

\$34,500

D

B

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

## Fire/Smoke Detection

No Component

60%

Generic

40%

2029

\* \*

1-3

\$76,000

D

B

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

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

**Heating**

## Energy Source

Interruptible Gas/Dual Fuel

100%

2044

\* \*

1

B

## Conversion Equipment

Steam Boiler

100%

2037

\* \*

1

\$310,900

B

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

## Distribution

Steam Piping/Pump

100%

Now

\$129,100

2034

\* \*

4

\$15,500

B

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

## Terminal Devices

Air Handler

40%

2029

\* \*

1

\$77,700

B

Convactor/Radiator

60%

2029

\* \*

1

\$60,800

B

**Air Conditioning**

## Energy Source

Campus Steam

50%

2034

\* \*

1

B

Electricity

50%

2032

\* \*

1

B

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Absorption	25%			2033	**	1	\$84,900	B
Chiller/Steam/HW								
Centrifugal, Elec Chiller	40%			2020	\$299,800	1	\$135,900	B
			<i>R-134a Refrigerant, Extent : Light, Area Affected : 40%</i>					
			<i>Location : Basement A C Room</i>					
			<i>Other Observation, Extent : Light, Area Affected : 40%</i>					
			<i>Location : Basement A C Room</i>					
			<i>Explanation : Both Units Are Scheduled To Be Replaced</i>					
Split Unit	5%			2024	\$69,700			B
			<i>R-134a Refrigerant, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Roof</i>					
Window/Wall Unit	15%			2019	\$93,100	1		B
No Component	15%							D
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	70%			2034	**	4	\$10,800	B
No Component	30%							D
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	65%			2029	**	1	\$126,200	B
Fan Coil - Cool/Heat	5%			2029	**	1	\$5,100	B
No Component	30%							D
<b>Heat Rejection</b>								
Air Condenser Unit	5%			2029	**	2	\$10,900	B
Water Cool Tower	65%			2025	\$478,800	2	\$205,400	B
No Component	30%							D
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$175,100	B
<b>Exhaust Fans</b>								
Interior	95%			2029	**	2	\$9,100	B
Roof	5%			2024	\$12,000	2	\$500	B
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2034	**	1		B
<b>Water Heater</b>								
Gas Fired	100%			2019	\$70,200	2	\$4,600	B
<b>HW Heat Exchanger</b>								
Low Temp	100%			2024	\$93,700	4	\$46,600	B
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		B
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		B
<b>Sump Pump(s)</b>								
Rigid Piping	100%			2019	\$10,600	4	\$1,600	B
<b>Sewage Ejector(s)</b>								
Electric	100%			2024	\$10,600	4	\$2,500	B

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Plumbing</b>								
Backflow Preventer								
Generic	100%			2029	* *	1	\$19,200	B
Fixtures								
Generic	100%							B
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : (5) Sub-b B-7 (5) 1-7</i>						
		<i>Explanation : 10 Units. 4 Units Are Currently Not In Service</i>						
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2044	* *	1-5	\$158,300	B
<b>Sprinkler</b>								
Generic	100%			2044	* *	1-2	\$87,900	B
<b>Fire Pump</b>								
Generic	100%			2027	* *	1	\$58,600	B
<b>Chemical System</b>								
No Component	98%							D
Generic	2%			2023	\$500	1-3	\$1,000	B

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$159,400	\$39,900
Electrical		\$119,900
Mechanical		\$133,800
<b>Total</b>	<b>\$159,400</b>	<b>\$293,600</b>
Priority A	\$159,400	\$39,900
Priority B		\$253,700
<b>Total</b>	<b>\$159,400</b>	<b>\$293,600</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$16,000	\$2,300		
Interior Architecture	\$38,000	\$2,900		\$5,300
Electrical	\$4,400	\$700	\$700	\$900
Mechanical	\$9,500	\$4,900	\$3,200	\$4,500
<b>Total</b>	<b>\$67,900</b>	<b>\$10,800</b>	<b>\$3,900</b>	<b>\$10,700</b>
Priority A	\$16,000	\$2,300		
Priority B	\$19,000	\$5,600	\$3,900	\$5,400
Priority C	\$33,000	\$2,900		\$5,300
<b>Total</b>	<b>\$67,900</b>	<b>\$10,800</b>	<b>\$3,900</b>	<b>\$10,700</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$115,800	LIFE	**	5	\$39,900	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above Lintels, Basement Level</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%	4+	\$43,600	LIFE	**	5	\$5,600	A
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Wood	5%	4+	\$16,000	2026	**	5	\$6,200	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Around Windows</i>								
Windows								
Aluminum	100%			2037	**	5	\$4,500	A
Roof								
Asphalt Shingle	100%			2030	**	10	\$5,000	A
Interior								
Floors								
Carpet	25%			2022	\$109,700	3	\$17,900	C
Panel/Paver: Cer/Brk	2%			2029	**	5	\$1,600	C
Marble Panels	2%			LIFE	**	5	\$500	C
Terrazzo	5%	2-4	\$1,600	LIFE	**	5	\$1,400	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	66%			2026	**	3	\$8,800	C
Interior Walls								
Masonry: Brick	5%	Now	\$15,200	LIFE	**			C
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Plaster	75%	Now	\$11,700	LIFE	**	5	\$9,100	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 2nd Floor Womens Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Corridor At Bottom Of Stair</i>								
Wood	20%			LIFE	**	5	\$32,400	C
Ceilings								
Exposed Concrete	20%			LIFE	**	5	\$1,100	B
Plaster	60%			LIFE	**	5	\$13,400	B
Plaster	20%	4+	\$5,100	LIFE	**	5	\$4,500	B
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Courtrooms</i>								

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2041	**	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 600 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2041	**	5	\$500	B
Raceway								
Conduit	95%			2031	**	1		B
Conduit	5%			2041	**	1		B
Panelboards								
Molded Case Bkrs	90%			2029	**	5	\$400	B
Molded Case Bkrs	10%			2037	**	5		B
Wiring								
Thermoplastic	80%			2031	**	1		B
Thermoplastic	20%			2041	**	1		B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	20%			2026	**	10	\$3,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T8 Lamps</i>								
Fluorescent	70%			2021	\$63,000	10	\$11,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T8 Lamps</i>								
Fluorescent	5%			2021	\$4,500	10	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using Compact Fluorescent Lamps</i>								
Incandescent	5%			2021	\$4,500	2		B
Egress Lighting								
Emergency, Service	45%			2021	\$1,100	1		B
Emergency, Battery	5%			2021	\$300	10	\$200	B
Exit, Service	50%			2021	\$1,300	1		B
Exterior Lighting								
HID	100%			2021	\$6,300	10	\$100	B
Alarm								
Security System								
Generic	100%			2021	\$52,400	1	\$6,700	B

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

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

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2041	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2034	* *	1	\$17,800	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Steam Piping/Pump	100%			2031	* *	4	\$900	B
Terminal Devices								
Convactor/Radiator	100%			2026	* *	1	\$5,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	60%			2025	\$133,800	2	\$700	B
Window/Wall Unit	20%			2016	\$7,100	1		B
No Component	20%							D
Heat Rejection								
Air Condenser Unit	60%			2029	* *	2	\$7,500	B
No Component	40%							D
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	\$6,000	B
No Component	40%							D
Exhaust Fans								
Interior	60%			2029	* *	2	\$300	B
No Component	40%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2021	\$10,600	4	\$2,500	B
Fixtures								
Generic	100%							B

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

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

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

Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$421,600	\$44,900
Interior Architecture	\$72,200	\$131,500
Electrical	\$75,300	\$78,400
Mechanical		\$401,400
<b>Total</b>	<b>\$569,000</b>	<b>\$656,100</b>
Priority A	\$421,600	\$44,900
Priority B	\$147,500	\$479,800
Priority C		\$131,500
<b>Total</b>	<b>\$569,000</b>	<b>\$656,100</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$25,700	\$7,400		
Interior Architecture	\$30,300	\$1,800	\$45,600	\$2,000
Electrical	\$600	\$14,800	\$400	\$400
Mechanical	\$3,000	\$44,000	\$4,000	\$2,800
<b>Total</b>	<b>\$59,500</b>	<b>\$68,000</b>	<b>\$50,100</b>	<b>\$5,200</b>
Priority A	\$25,700	\$7,400		
Priority B	\$3,600	\$60,600	\$4,400	\$3,200
Priority C	\$30,300		\$45,600	\$2,000
<b>Total</b>	<b>\$59,500</b>	<b>\$68,000</b>	<b>\$50,100</b>	<b>\$5,200</b>



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	90%	Now	\$260,500	LIFE	**	5	\$44,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor Level @ South Facade, East Facade, West Facade</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor Window Lintels At Southeast And West Sides</i>								
Masonry: Limestone	10%	0-2	\$52,400	LIFE	**	5	\$3,700	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Entrance</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Main Entrance</i>								
<b>Windows</b>								
Aluminum	100%	Now	\$18,200	2038	**	5	\$2,300	A
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Masonry: Brick	90%	Now	\$61,500	LIFE	**	5	\$2,200	A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Inside Face</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade, South Facade, East Facade, West Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : North Facade, South Facade, East Facade, West Facade</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Inside Face</i>								
Masonry: Limestone	10%	Now	\$7,400	LIFE	**	5	\$300	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Built-Up (BUR)	90%	Now	\$47,200	2027	**			A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Entrance</i>								
<i>Ponding, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Main Entrance</i>								
Copper/Terne	10%			2037	**	10	\$7,400	A
<b>Interior</b>								

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2018	\$43,900	3	\$5,400	C
Cast in Place Concrete	10%			LIFE	**	5	\$7,800	C
Mosaic Tile	5%			2035	**	5	\$4,500	C
Marble Panels	5%			LIFE	**	5	\$1,300	C
Terrazzo	25%			LIFE	**	5	\$7,000	C
Vinyl Tile	45%	0-2	\$6,600	2022	\$131,500	3	\$6,000	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Cast in Place Concrete	10%	0-2	\$4,900	LIFE	**			C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2031	**	5	\$2,000	C
Masonry: Brick	5%	4+	\$7,600	LIFE	**			C
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
Marble Panels	5%			LIFE	**			C
Plaster	65%	0-2	\$10,200	LIFE	**	5	\$7,900	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	10%			LIFE	**	5	\$16,200	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2027	**	5	\$3,600	B
Exposed Concrete	10%			LIFE	**	5	\$600	B
Plaster	80%	Now	\$72,200	LIFE	**	5	\$17,900	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 105 And Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 105 And Main Entrance Lobby</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2022	\$3,100	5	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 600 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2022	\$46,100	5	\$600	B
<b>Raceway</b>								
Conduit	50%			2032	**	1		B
Conduit	50%			2022	\$12,500	1		B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	5%			2021	\$1,200	5		B
Molded Case Bkrs	45%			2030	* *	5	\$300	B
Molded Case Bkrs	50%			2021	\$11,600	5	\$300	B
<b>Wiring</b>								
Thermoplastic	100%			2032	* *	1		B
<b>Motor Controllers</b>								
Locally Mounted	100%			2020	\$16,000	5	\$100	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							D
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	70%			2017	\$75,300	10	\$13,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	20%			2022	\$21,500	10	\$3,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2022	\$10,800	10	\$2,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Cfl Compact Fluorescent Light Fixtures</i>								
<b>Egress Lighting</b>								
Emergency, Battery	25%			2022	\$1,900	10	\$1,300	B
Exit, LED	75%			2057	* *	1		B
<b>Exterior Lighting</b>								
HID	100%			2022	\$7,600	10	\$100	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	50%							D
Generic	50%			2022	\$31,300	1	\$4,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
<b>Heating</b>								
Conversion Equipment								
Steam Boiler	100%			2042	* *	1	\$21,300	B
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Steam Piping/Pump	100%			2022	\$144,400	4	\$1,100	B
Terminal Devices								
Convactor/Radiator	100%			2020	\$195,300	1	\$6,900	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2030	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	30%			2030	* *	2	\$400	B
			<i>R-134a Refrigerant, Extent : Light, Area Affected : 30%</i>					
			<i>Location : 3 Units, Court Rooms</i>					
Window/Wall Unit	70%			2017	\$29,800	1		B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	\$3,600	B
No Component	70%							D
Exhaust Fans								
Roof	30%			2022	\$4,900	2	\$200	B
No Component	70%							D
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2022	\$61,700	1		B
Water Heater								
Gas Fired	100%			2022	\$4,800	2	\$300	B
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2017	\$10,600	4	\$2,500	B
Fixtures								
Generic	100%							B

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

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

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

Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$1,754,200	\$462,700
Interior Architecture		\$192,100
Electrical		\$59,200
<b>Total</b>	<b>\$1,754,200</b>	<b>\$714,000</b>
Priority A	\$1,754,200	\$462,700
Priority B		\$59,200
Priority C		\$192,100
<b>Total</b>	<b>\$1,754,200</b>	<b>\$714,000</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture				
Interior Architecture		\$900	\$2,700	\$3,100
Electrical	\$2,600	\$200	\$200	\$4,600
Mechanical	\$9,600	\$1,500	\$25,600	\$16,700
<b>Total</b>	<b>\$12,200</b>	<b>\$2,600</b>	<b>\$28,500</b>	<b>\$24,500</b>
Priority A				
Priority B	\$12,200	\$1,700	\$25,800	\$23,100
Priority C		\$900	\$2,700	\$1,300
<b>Total</b>	<b>\$12,200</b>	<b>\$2,600</b>	<b>\$28,500</b>	<b>\$24,500</b>



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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast Stone/Terra Cotta	100%	Now	\$1,711,800	LIFE	**	5	\$389,600	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Explanation : Sidewalk Shed In Place</i>								
<b>Windows</b>								
Aluminum	100%			2040	**	5	\$4,500	A
<b>Parapets</b>								
Cast Stone/Terra Cotta	70%			LIFE	**	5	\$13,300	A
Masonry: Brick	30%			LIFE	**	5	\$700	A
<b>Roof</b>								
Metal Panel	60%	Now	\$42,400	2029	**			A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Painted Surfaces</i>								
Modified Bitumen	40%			2024		10	\$11,900	A
<b>Interior</b>								
<b>Floors</b>								
Carpet	5%			2020	\$24,000	3	\$2,700	C
Cast in Place Concrete	7%			LIFE	**	5	\$5,500	C
Marble Panels	3%			LIFE	**	5	\$800	C
Quarry Tile	5%			2029	**	5	\$2,700	C
Terrazzo	20%			LIFE	**	5	\$5,600	C
Vinyl Tile	60%			2024	\$192,100	3	\$8,000	C
<b>Interior Walls</b>								
Concrete Masonry Unit	15%			LIFE	**	5	\$2,400	C
Masonry: Brick	15%			LIFE	**			C
Plaster	60%			LIFE	**	5	\$7,300	C
Wood	10%			LIFE	**	5	\$16,200	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2029	**	5	\$3,600	B
Exposed Concrete	10%			LIFE	**	5	\$600	B
Plaster	80%			LIFE	**	5	\$17,900	B

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

Under 600 Volts

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2024	\$1,800	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 350 Amperes</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2024	\$33,700	5	\$300	B
<hr/>								
<b>Raceway</b>								
Conduit	90%			2024	\$9,700	1		B
Conduit	10%			2034	* *	1		B
<hr/>								
<b>Panelboards</b>								
Molded Case Bkrs	90%			2023	\$23,000	5	\$300	B
Molded Case Bkrs	10%			2032	* *	5		B
<hr/>								
<b>Wiring</b>								
Braided Cloth	25%	2-4	\$2,500	2049	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Thermoplastic</b>								
	75%			2034	* *	1		B
<hr/>								
<b>Motor Controllers</b>								
Locally Mounted	100%			2022	\$11,700	5	\$100	B
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							D
<hr/>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2024	\$59,200	10	\$9,900	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2019	\$2,100	10	\$1,300	B
Exit, Service	50%			2019	\$800	1		B
<hr/>								
<b>Exterior Lighting</b>								
HID	100%			2024	\$4,200	10		B
<hr/>								
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							D
Generic	30%			2029	* *	1	\$1,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby, Waiting Room And Outside</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								

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

Heating

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Heating</b>							
Energy Source							
Natural Gas	100%			2044	* *	1	
Conversion Equipment							
Steam Boiler	100%			2037	* *	1	\$10,700
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : 1 Boiler</i>					
Distribution							
Steam Piping/Pump	100%			2034	* *	4	\$500
Terminal Devices							
Convactor/Radiator	100%			2029	* *	1	\$3,500
<b>Air Conditioning</b>							
Energy Source							
Electricity	100%			2032	* *	1	
Conversion Equipment							
Int Pkg Unit - Heating/Cooling	10%			2018	\$22,700	2	\$100
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>					
		<i>Location : Basement</i>					
Reciprocating Compr/Chiller	15%			2024	\$5,800	1	\$800
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>					
		<i>Location : Attic</i>					
Window/Wall Unit	65%			2019	\$15,200	1	
No Component	10%						D
Distribution							
Ductwork/Diffusers	25%			LIFE	* *	2	\$3,500
No Component	75%						D
Terminal Devices							
Direct Expansion	15%			2024	\$4,800	1	
No Component	85%						D
Heat Rejection							
Remote Air Cond	15%			2024	\$9,200	2	\$1,100
No Component	85%						D
<b>Plumbing</b>							
H/C Water Piping							
Brass/Copper	100%			2034	* *	1	
Water Heater							
Gas Fired	100%			2023	\$2,600	2	\$200
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Sump Pump(s)							
Submersible	100%			2016	\$7,100	4	\$2,500
Fixtures							
Generic	100%						B

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

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

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

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

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

Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$92,100	\$96,900
Interior Architecture	\$137,700	\$102,300
Electrical	\$34,700	\$471,200
Mechanical	\$82,200	\$834,900
<b>Total</b>	<b>\$346,600</b>	<b>\$1,505,400</b>
Priority A	\$92,100	\$96,900
Priority B	\$254,500	\$1,356,700
Priority C		\$51,800
<b>Total</b>	<b>\$346,600</b>	<b>\$1,505,400</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture				
Interior Architecture		\$15,900	\$3,600	\$2,900
Electrical	\$24,500	\$7,600	\$6,400	\$29,300
Mechanical	\$5,500	\$4,000	\$10,600	\$13,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$37,800</b>	<b>\$35,300</b>	<b>\$28,500</b>	<b>\$53,500</b>
Priority A				
Priority B	\$37,800	\$19,500	\$24,900	\$53,500
Priority C		\$15,900	\$3,600	
<b>Total</b>	<b>\$37,800</b>	<b>\$35,300</b>	<b>\$28,500</b>	<b>\$53,500</b>



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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Limestone	100%			LIFE	**	5	\$96,900	A
Windows								
Aluminum	100%			2040	**	5	\$14,600	A
Parapets								
Masonry: Limestone	100%			LIFE	**	5	\$9,900	A
Roof								
Metal Panel	85%			2029	**	10	\$92,100	A
Modified Bitumen	5%			2024	\$18,100	10	\$3,000	A
Skylight, Metal/Glass	10%			2044	**	10	\$19,700	A
<b>Interior</b>								
Floors								
Carpet	20%			2023	\$310,900	3	\$34,700	C
Cast in Place Concrete	5%			LIFE	**	5	\$12,600	C
Ceramic Tile	5%			2033	**	5	\$5,800	C
Marble Panels	15%			LIFE	**	5	\$13,000	C
Terrazzo	20%			LIFE	**	5	\$18,100	C
Vinyl Tile	30%			2029	**	3	\$13,000	C
Vinyl Tile	5%			2024	\$51,800	3	\$2,200	C
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			C
Cast Stone/Terra Cotta	10%			LIFE	**			C
Masonry: Brick	5%			LIFE	**			C
Plaster	10%			LIFE	**	5	\$2,200	C
Plaster	60%			LIFE	**	5	\$13,400	C
Wood	10%			LIFE	**	5	\$29,900	C
Ceilings								
AcousTileConcealSpLn	10%	0-2	\$98,500	2044	**	5	\$7,200	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
AcousTileSusp.Lay-In	5%			2029	**	5	\$5,800	B
Exposed Concrete	5%	Now	\$39,200	LIFE	**	5	\$900	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Storage Room</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Storage Room</i>								
Glass: Susp Panels	10%			LIFE	**			B
Plaster	15%			LIFE	**	5	\$10,800	B
Plaster	55%			LIFE	**	5	\$39,700	B

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

Under 600 Volts

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2050	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Low Voltage Power Circuit Breaker Rated @ 4000 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2050	**	5	\$1,700	B
Raceway								
Conduit	80%			2024	\$61,800	1		B
Conduit	20%			2050	**	1		B
Panelboards								
Molded Case Bkrs	20%			2023	\$11,500	5	\$300	B
Molded Case Bkrs	80%			2046	**	5	\$1,300	B
Wiring								
Braided Cloth	20%	2-4	\$17,600	2049	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	80%			2050	**	1		B
Motor Controllers								
Locally Mounted	100%			2022	\$54,100	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$19,400	B
Generators								
Not Accessible	100%							D
Batteries								
Not Accessible	100%							D
Fuel Storage								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	85%			2024	\$294,600	10	\$49,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2019	\$34,700	10	\$5,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Attic , Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	5%			2019	\$17,300	2	\$100	B
Egress Lighting								
Emergency, Service	50%			2032	**	1		B
Exit, Service	50%			2032	**	1		B

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Exterior Lighting								
HID	100%			2032	**	10	\$200	B
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2032	**	1	\$7,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic	100%			2032	**	1-3	\$39,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Campus Steam	100%			2034	**	1		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided From Adjacent Borough Hall Building</i>								
Conversion Equipment								
HTHW/HW Exchanger	100%			2027	**	2	\$3,900	B
Distribution								
Steam Piping/Pump	100%			2034	**	4	\$3,100	B
Terminal Devices								
Convactor/Radiator	90%			2022	\$566,300	1	\$18,400	B
Unit Heater-Stm/HW	10%			2024	\$43,000	4	\$900	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2032	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	30%			2024	\$92,200	2	\$1,200	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : Courtyard</i>								
Window/Wall Unit	60%			2019	\$82,200	1		B
No Component	10%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$35,200	B
Exhaust Fans								
Interior	100%			2024	\$73,600	2	\$1,900	B
<b>Plumbing</b>								

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
H/C Water Piping							
Brass/Copper	70%			2044	* *	1	
Galv Iron/Steel	30%			2022	\$59,700	1	
Water Heater							
Electric	100%			2022	\$10,300	4	\$400
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	* *		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : B-3</i>				
			<i>Explanation : 2 Units</i>				
Fire Suppression							
Standpipe							
Generic	100%			2034	* *	1-5	\$33,000
Sprinkler							
No Component	85%						
Generic	15%			2034	* *	1-2	\$2,700

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

Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**Asset Name** : SURROGATE'S COURT MUNICIPAL ARCHIVES  
**Address** : 31 CHAMBERS STREET @ CENTRE ST.  
**Borough** : MANHATTAN **Agency's Number** : 312-105  
**Program / Asset #** : DGS0007.000 / 2052 **Yr Built/Renovated** : 1899 / 2010  
**Area Sq Ft** : 202,210 **Project Type** : 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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$2,825,300	\$332,300
Interior Architecture	\$1,068,500	\$666,500
Electrical	\$86,000	\$3,097,700
Mechanical	\$1,455,600	\$796,200
<b>Total</b>	<b>\$5,435,400</b>	<b>\$4,892,700</b>
Priority A	\$2,825,300	\$332,300
Priority B	\$1,756,700	\$4,153,100
Priority C	\$853,300	\$407,300
<b>Total</b>	<b>\$5,435,400</b>	<b>\$4,892,700</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$29,700			
Interior Architecture	\$13,000	\$5,700		
Electrical	\$47,000	\$23,400	\$18,900	\$21,100
Mechanical	\$93,400	\$35,700	\$61,000	\$53,500
Elevators/Escalators	\$31,600	\$31,600	\$31,600	\$31,600
<b>Total</b>	<b>\$214,600</b>	<b>\$96,300</b>	<b>\$111,500</b>	<b>\$106,300</b>
Priority A	\$29,700			
Priority B	\$184,900	\$90,600	\$111,500	\$106,300
Priority C		\$5,700		
<b>Total</b>	<b>\$214,600</b>	<b>\$96,300</b>	<b>\$111,500</b>	<b>\$106,300</b>



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

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

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

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

**Asset # : 2052**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Under Construction	100%							D
Windows								
Wood	100%	2-4	\$2,634,900	2046	**	5	\$332,300	A
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
Parapets								
Copper/Terne	15%			2041	**	5	\$10,900	A
Masonry: Granite	60%			LIFE	**	5	\$11,300	A
Metal Panel	25%			2041	**	5	\$14,500	A
Roof								
Copper/Terne	3%			2036	**	10	\$3,400	A
Modified Bitumen	30%			2026	**	10	\$13,600	A
Skylight, Metal/Glass	27%	Now	\$190,500	2031	**			A
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rotunda Over Lobby</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rotunda Over Lobby</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rotunda Over Lobby</i>								
Under Construction	40%							D
<b>Interior</b>								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$66,200	C
Ceramic Tile	5%			2030	**	5	\$15,100	C
Mosaic Tile	40%	2-4	\$229,000	2034	**	5	\$151,300	C
<i>Horizontal Cracks, Extent : Light, Area Affected : 100%</i>								
<i>Location : 8th Floor Lobby.</i>								
Marble Panels	15%	2-4	\$216,700	LIFE	**	5	\$34,000	C
<i>Horizontal Cracks, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stair Treads; Various Locations.</i>								
Terrazzo	15%	2-4	\$111,200	LIFE	**	5	\$35,500	C
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : 5th Floor Hallway.</i>								
Vinyl Tile	15%			2029	**	3	\$17,000	C

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

**Asset # : 2052**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Masonry: Brick	10%			LIFE	**			C
Marble Panels	20%	Now	\$296,400	LIFE	**			C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Around Perimeter Radiators</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Walls Surrounding Main Vaulted Space At The 1st Level.</i>								
Plaster	10%			LIFE	**	5	\$22,000	C
Plaster	60%			LIFE	**	5	\$132,300	C
<b>Ceilings</b>								
AcousTile,Adhered	5%			2026	**	5	\$25,900	B
Glass: Susp Panels	10%			LIFE	**			B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lobby Rotunda</i>								
Mosaic Tile	5%			LIFE	**	1		B
Plaster	20%			LIFE	**	5	\$64,800	B
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : 5th Floor Court Room Ceiling.</i>								
Plaster	60%	Now	\$215,100	LIFE	**	5	\$194,400	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Ceiling.</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2021	\$69,000	5	\$900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement (microfilm Space)</i>								
<i>Explanation : 2000 Amp.</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	60%			2041	**	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Fl Microfish Room</i>								
<i>Explanation : 2000 Amp</i>								
Molded Case Bkrs	40%			2021	\$94,300	5	\$2,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Fl</i>								
<i>Explanation : 1600 Amp. Main Molded Case Circuit In The Switchboard.</i>								
<b>Raceway</b>								
Conduit	60%			2041	**	1		B
Conduit	40%			2021	\$121,700	1		B

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

**Asset # : 2052**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	15%			2029	**	5	\$700	B
Molded Case Bkrs	10%			2020	\$30,600	5	\$500	B
Molded Case Bkrs	60%			2029	**	5	\$3,200	B
Molded Case Bkrs	15%			2037	**	5	\$800	B
<b>Wiring</b>								
Braided Cloth	25%	2-4	\$86,000	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Thermoplastic	60%			2031	**	1		B
Thermoplastic	15%			2041	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	60%			2026	**	5	\$800	B
Motor Control Center	40%			2026	**	5	\$2,200	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$3,000	B
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	65%			2021	\$720,800	10	\$120,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Lamp T-12</i>								
Incandescent	35%			2021	\$1,940,700	2	\$1,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Court Rooms, Corridors And Lobby</i>								
<i>Explanation : Ornate Chandeliers In Courtrooms And Pendant Fixtures In Corridors</i>								
<b>Egress Lighting</b>								
Emergency, Service	80%			2016	\$24,800	1		B
Exit, Service	10%			2026	**	1		B
Exit, Battery	10%			2021	\$15,500	10	\$1,400	B
<b>Exterior Lighting</b>								
Incandescent	100%			2026	**	2	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : 8 (pole Mounting Type)</i>								
<b>Alarm</b>								
<b>Security System</b>								
Generic	100%			2026	**	1	\$75,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Entrance And Lobby.</i>								
<i>Explanation : Fixed Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic	100%			2026	**	1-3	\$124,600	B

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

**Asset # : 2052**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	90%			2041	**	1		B
HTHW/HW	10%			2031	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B, 2 Only</i>								
<i>Explanation : Hot Water Supplied From Nearby Building On Centre St / Serves B And 2 Only</i>								
Conversion Equipment								
Heat Exchanger	10%			2017	\$4,500	1	\$10,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B, 2</i>								
<i>Explanation : Heat Exchanger Serves Only The Ahus Serving B And 2</i>								
Pres. Reducing Valve/LP Steam	90%			2030	**	5	\$10,800	B
Distribution								
Hot Wtr Piping/Pump	10%	Now	\$5,400	2029	**	4	\$1,000	B
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Sub-basement</i>								
Steam Piping/Pump	90%			2031	**	4	\$9,000	B
Terminal Devices								
Air Handler	25%			2016	\$287,300	1	\$31,300	B
Convactor/Radiator	75%			2026	**	1	\$49,000	B
Air Conditioning								
Energy Source								
District C.W.	10%			2031	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : From Centre St Building</i>								
<i>Explanation : Serves 2nd Floor Air Handling Unit Only</i>								
Electricity	90%			2037	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2021	\$289,400	1	\$37,500	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
Window/Wall Unit	60%			2016	\$262,900	1		B
Distribution								
Chilled Wtr Pipe/Pump	100%			2031	**	4	\$10,000	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2016	\$905,300	1	\$125,000	B
Heat Rejection								
Water Cool Tower	40%			2022	\$244,700	2	\$81,400	B
No Component	60%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$112,800	B

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

**Asset # : 2052**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Ventilation								
Exhaust Fans								
Interior	90%			2021	\$212,000	2	\$5,600	B
Roof	10%			2021	\$16,900	2	\$600	B
Plumbing								
H/C Water Piping Brass/Copper	100%			2031	* *	1		B
			<i>No Water Meter, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Sub-basement</i>					
HW Heat Exchanger Low Temp	100%			2031	* *	4	\$20,000	B
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Rigid Piping	100%			2016	\$11,700	4	\$2,500	B
Sewage Ejector(s) Electric	100%			2021	\$11,700	4	\$2,500	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Sub-basement</i>					
			<i>Explanation : Duplex</i>					
Fixtures Generic	100%							B
			<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	* *			C
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : (1) S - 8, (3) B - 8</i>					
			<i>Explanation : 4 Units</i>					
Hydraulic	20%			LIFE	* *			C
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Street To 1</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
Standpipe Generic	100%			2031	* *	1-5	\$105,700	B

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$1,724,000	\$2,749,500
Interior Architecture	\$883,600	\$1,500,400
Electrical	\$897,200	\$9,930,600
Mechanical	\$901,000	\$7,834,500
<b>Total</b>	<b>\$4,405,700</b>	<b>\$22,015,000</b>
Priority A	\$1,724,000	\$2,749,500
Priority B	\$2,235,100	\$18,270,300
Priority C	\$446,700	\$995,200
<b>Total</b>	<b>\$4,405,700</b>	<b>\$22,015,000</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture				\$19,100
Interior Architecture		\$239,000		\$6,800
Electrical	\$143,600	\$120,100	\$132,800	\$166,000
Mechanical	\$264,500	\$398,200	\$374,000	\$439,700
Elevators/Escalators	\$88,800	\$88,800	\$88,800	\$88,800
<b>Total</b>	<b>\$496,900</b>	<b>\$846,100</b>	<b>\$595,700</b>	<b>\$720,500</b>
Priority A				\$19,100
Priority B	\$496,900	\$607,100	\$595,700	\$694,500
Priority C		\$239,000		\$6,800
<b>Total</b>	<b>\$496,900</b>	<b>\$846,100</b>	<b>\$595,700</b>	<b>\$720,500</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Cast in Place Concrete	30%			LIFE	**	5	\$919,100	A
Concrete Masonry Unit	5%			LIFE	**	5	\$19,100	A
Metal Coiling Doors	2%			2034	**	5	\$38,300	A
Pre-Cast Concrete	5%			LIFE	**	5	\$99,600	A
Window Wall	58%	0-2	\$821,900	2041	**	5	\$666,300	A
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
<hr/>								
Windows								
Glass Block	2%			LIFE	**	5	\$3,400	A
Metal Louvers	10%			2030	**	10	\$171,100	A
No Component	88%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Fixed Glass Facade - No Operable Windows</i>								
<hr/>								
Parapets								
Cast in Place Concrete	65%			LIFE	**	5	\$354,200	A
Concrete Masonry Unit	10%			LIFE	**	5	\$6,000	A
Metal Rail	25%			2026	**	5-10	\$238,400	A
<hr/>								
Roof								
Cast in Place Concrete	25%			LIFE	**			A
IRMA/Protected Membrane	25%	Now	\$44,600	2021			\$445,500	A
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Area At Cooling Tower, Over 9th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 9th Floor, Near Room 9-p15</i>								
<hr/>								
IRMA/Protected Membrane	50%	Now	\$712,800	2031	**			A
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 10th Floor</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 10th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over 10th Floor</i>								

**Interior**

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
<b>Floors</b>								
Carpet	35%			2020	\$4,693,700	3	\$573,600	C
Cast in Place Concrete	10%			LIFE	**	5	\$239,000	C
Ceramic Tile	5%			2030	**	5	\$54,600	C
Terrazzo	10%			LIFE	**	5	\$85,400	C
Vinyl Tile	5%	Now	\$446,700	2031	**	3	\$20,500	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Corridor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement Corridor</i>								
Vinyl Tile	35%			2026	**	3	\$143,400	C
<b>Interior Walls</b>								
Ceramic Tile	2%			2030	**	5	\$21,600	C
Concrete Masonry Unit	20%			LIFE	**	5	\$86,600	C
Gypsum Board	70%			LIFE	**	5	\$454,400	C
Travertine Panels	5%			LIFE	**			C
Wood	3%			LIFE	**	5	\$129,800	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	50%			2034	**	5	\$546,200	B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : 9th Floor, Near Room 9-p15</i>								
AcousTileSusp.Lay-In	30%			2034	**	5	\$327,700	B
Exposed Concrete	15%			LIFE	**	5	\$25,600	B
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Penthouse On 10th Floor</i>								
Gypsum Board	5%			LIFE	**	5	\$68,300	B

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	5%			2041	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Power Circuit Breakers</i>								
Fused Disc Sw	90%			2031	**	5	\$2,800	B
Molded Case Bkrs	5%			2031	**	5	\$1,000	B
<b>Raceway</b>								
Conduit	90%			2031	**	1		B
Conduit	10%			2041	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	10%			2029	**	5	\$1,700	B
Fused Disc Sw	10%			2020	\$55,900	5	\$1,700	B
Molded Case Bkrs	30%			2029	**	5	\$5,800	B
Molded Case Bkrs	40%			2020	\$223,500	5	\$7,700	B
Molded Case Bkrs	10%			2037	**	5	\$1,900	B
<b>Wiring</b>								
Thermoplastic	90%			2031	**	1		B
Thermoplastic	10%			2041	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	5%			2034	**	5	\$200	B
Locally Mounted	5%			2019	\$52,600	5	\$200	B
Motor Control Center	15%			2019	\$157,900	5	\$3,000	B
Motor Control Center	75%			2034	**	5	\$15,000	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$10,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe</i>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2034	**	1	\$225,100	B
<b>Generators</b>								
Diesel	100%			2024	\$75,600	1	\$283,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 2-1750kw Diesel Generators</i>								
<b>Batteries</b>								
Lead/Acid	100%			2016	\$700	5	\$27,100	B
<b>Fuel Storage</b>								
Day Tank	50%			2029	**	5	\$67,700	B
Main Tank	50%			2036	**	5	\$10,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2-1200 Gallons</i>								
<b>Lighting</b>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Interior Lighting Fluorescent	98%			2026	**	10	\$656,100	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	2%			2021	\$73,000	10	\$13,400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Corridors</i>							
	<i>Explanation : Cfl</i>							
<b>Egress Lighting</b>								
Emergency, Battery	20%			2021	\$51,000	10	\$35,200	B
Exit, LED	10%			2049	**	1		B
Exit, Service	40%			2026	**	1		B
Exit, Service	30%			2016	\$30,600	1		B
<b>Alarm</b>								
<b>Security System</b>								
Generic	100%			2021	\$2,128,800	1	\$273,300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : CCTV Surveillance Cameras Appear To Be In Good Working Condition</i>							
<b>Fire/Smoke Detection</b>								
Generic	100%			2021	\$7,287,500	1-3	\$450,900	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Fire Alarm System Is Functional And Maintained By A Private Contractor</i>							
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
<b>Energy Source</b>								
Interruptible Gas/Dual Fuel	100%			2041	**	1		B
<b>Conversion Equipment</b>								
Steam Boiler	100%			2034	**	1	\$722,900	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : 3 Boilers</i>							
<b>Distribution</b>								
Hot Wtr Piping/Pump	20%			2029	**	4	\$10,800	B
Steam Piping/Pump	80%			2031	**	4	\$28,800	B

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Air Handler	50%	Now	\$37,800	2026	**	1	\$203,100	B
<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Air Intake Louvers, Roof</i>								
Convactor/Radiator	40%			2034	**	1	\$94,300	B
Fan Coil Unit/Heat	10%			2026	**	1	\$23,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2024	\$1,892,200	1	\$789,900	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2031	**	4	\$36,000	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2021	\$2,981,500	1	\$451,400	B
Heat Rejection								
Water Cool Tower	70%			2025	\$1,410,400	2	\$514,200	B
Water Cool Tower	30%	0-2	\$604,400	2026	**	2	\$176,300	B
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 4 Old Units Remain On Roof, 3 Of Them Are Not In Service</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$407,000	B
Exhaust Fans								
Interior	90%			2021	\$698,300	2	\$20,100	B
Roof	10%			2021	\$55,800	2	\$2,200	B
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2041	**	1		B
Galv Iron/Steel	70%			2034	**	1		B
Water Heater								
Gas Fired	100%			2019	\$163,300	2	\$10,600	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2029	**	4	\$2,500	B
Backflow Preventer								
Generic	100%			2026	**	1	\$44,700	B
Fixtures								
Generic	100%							B
Vertical Transport								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (4) L-6 (4) I-9 (1) L-9</i>								
<i>Explanation : Nine Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2031	* *	1-5	\$381,600	B
Sprinkler								
No Component	20%							D
Generic	80%			2031	* *	1-2	\$163,600	B
Fire Pump								
Generic	100%			2024	\$519,900	1	\$136,300	B

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**Asset Name** : 253-256 BROADWAY FMR HOME LIFE INSURANCE BLDG.  
**Address** : 253-256 BROADWAY @ MURRAY ST.  
**Borough** : MANHATTAN **Agency's Number** : 312-148  
**Program / Asset #** : DGS0035.000 / 49 **Yr Built/Renovated** : 1894 / 2014  
**Area Sq Ft** : 259,676 **Project Type** : PUBLIC BUILDINGS  
**Date of Survey** : 03-Jul-2014 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,7,9,15,16,17,ph  
**Block** : 134 **Lot** : 7501 **BIN** : 1082757

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$171,000	\$197,300
Interior Architecture	\$4,140,000	\$1,887,700
Electrical	\$318,400	\$1,836,600
Mechanical	\$331,800	\$6,002,900
<b>Total</b>	<b>\$4,961,300</b>	<b>\$9,924,500</b>
Priority A	\$171,000	\$197,300
Priority B	\$2,796,900	\$8,021,700
Priority C	\$1,993,400	\$1,705,500
<b>Total</b>	<b>\$4,961,300</b>	<b>\$9,924,500</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$112,300	\$31,800		
Interior Architecture	\$112,700	\$9,700	\$2,400	\$63,200
Electrical	\$4,700	\$1,900	\$2,500	\$3,200
Mechanical	\$62,400	\$59,600	\$48,100	\$50,700
Elevators/Escalators	\$74,000	\$74,000	\$74,000	\$74,000
<b>Total</b>	<b>\$366,200</b>	<b>\$177,100</b>	<b>\$127,000</b>	<b>\$191,100</b>
Priority A	\$112,300	\$31,800		
Priority B	\$162,400	\$145,300	\$124,500	\$128,000
Priority C	\$91,500		\$2,400	\$63,200
<b>Total</b>	<b>\$366,200</b>	<b>\$177,100</b>	<b>\$127,000</b>	<b>\$191,100</b>



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

**Asset # : 49**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	5%			2045	**	10	\$29,800	A
Masonry: Brick	30%			LIFE	**	5	\$152,800	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%			LIFE	**	5	\$57,300	A
Masonry: Marble	30%			LIFE	**	5	\$114,600	A
Metal Panel	5%			2035	**	5-10	\$87,500	A
Marble Panels	5%			LIFE	**	5	\$19,100	A
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Columns At Corner</i>								
<i>Explanation : Repairs In Progress</i>								
Stucco Cement	5%			2030	**	5	\$31,800	A
Window Wall	5%			2045	**	5	\$47,700	A
Windows								
Aluminum	87%			2047	**	5	\$63,600	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Glass Block	10%			LIFE	**	5	\$9,100	A
Metal Louvers	3%			2034	**	10	\$13,700	A
Parapets								
Copper/Terne	20%			2045	**	5	\$8,500	A
Masonry: Brick	52%			LIFE	**	5-10	\$31,300	A
Masonry: Marble	10%			LIFE	**	5-10	\$10,700	A
Metal Rail	15%	Now	\$11,100	2030	**	5	\$9,400	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 13th Floor Roof</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 13th Floor Roof</i>								
Slate	3%	Now	\$6,300	LIFE	**	5	\$300	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								

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

**Asset # : 49**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Cast in Place Concrete	20%	Now	\$37,400	LIFE	**			A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Sidewalk Over Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Sidewalk Over Basement</i>								
Copper/Terne	10%			2040	**	10	\$16,100	A
Modified Bitumen	50%			2030	**	10	\$32,200	A
Modified Bitumen	20%	Now	\$15,800	2030	**			A
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 14th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Mechanical Room</i>								
Interior								
Floors								
Carpet	15%			2021	\$784,400	3	\$116,600	C
Cast in Place Concrete	10%	Now	\$85,200	LIFE	**	5	\$85,000	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Pump Room In Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement And Sub Basement</i>								
Ceramic Tile	5%			2034	**	5	\$19,400	C
Mosaic Tile	5%			2030	**	5	\$48,600	C
Terrazzo	10%			LIFE	**	5	\$60,700	C
Vinyl Tile	15%	Now	\$522,500	2035	**	3	\$21,900	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : 15th, 16th, And 17th Floors</i>								
Vinyl Tile	20%			2025	\$696,700	3	\$38,900	C
Vinyl Tile	5%			2033	**	3	\$7,300	C
Vinyl Tile 9" X 9"	15%			2020	\$676,900	3	\$29,100	C
Interior Walls								
Gypsum Board	20%			LIFE	**	5-10	\$254,400	C
Gypsum Board	5%			LIFE	**	5-10	\$63,600	C
Masonry: Brick	10%	Now	\$615,000	LIFE	**			C
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Sub Basement</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement And Sub Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement And Sub Basement</i>								
Marble Panels	5%			LIFE	**	10	\$15,000	C
Plaster	15%	Now	\$379,700	LIFE	**	5	\$33,700	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 15th, 16th And 17th Floors</i>								
Plaster	45%			LIFE	**	5-10	\$286,200	C

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

**Asset # : 49**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTile,Adhered	15%	Now	\$571,400	2045	**	5	\$29,200	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 3rd And 17th Floors</i>								
AcousTileConcealSpLn	15%			2030	**	5	\$72,900	B
AcousTileSusp.Lay-In	5%			2042	**	5	\$19,400	B
Exposed Concrete	5%			LIFE	**	5-10	\$24,300	B
Masonry:Vault Struct	15%	Now	\$1,125,200	LIFE	**			B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement And Sub Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement And Sub Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement And Sub Basement</i>								
<i>Explanation : Corroded Steel Members</i>								
Plaster	15%	Now	\$322,600	LIFE	**	5	\$36,400	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 16th And 17th Floors</i>								
Plaster	30%			LIFE	**	5-10	\$200,400	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2045	**	5	\$1,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room In The Sub Basement</i>								
<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	30%			2045	**	5	\$300	B
Fused Disc Sw	30%			2025	\$111,100	5	\$300	B
Molded Case Bkrs	40%			2045	**	5	\$2,700	B
<b>Raceway</b>								
Conduit	60%			2025	\$294,200	1		B
Conduit	40%			2045	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	20%			2024	\$81,600	5	\$1,200	B
Fused Toggle Switch	10%	0-2	\$40,800	2050	**	5	\$300	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	50%			2041	**	5	\$3,400	B
Molded Case Bkrs	20%			2024	\$81,600	5	\$1,400	B

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

**Asset # : 49**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	30%	2-4	\$171,400	2050	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	70%			2045	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	60%			2038	**	5	\$1,100	B
Locally Mounted	20%	2-4	\$106,200	2045	**	5	\$200	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Variable Frequency Drive	20%			2038	**			B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%	2-4	\$1,000	LIFE	**	5	\$3,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	85%			2025	\$1,029,900	10	\$202,400	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	15%			2030	**	10	\$35,700	B
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2033	**	10	\$31,300	B
Exit, LED	10%			2060	**	1		B
Exit, Service	40%			2033	**	1		B
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							D
Generic	20%			2033	**	1	\$19,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby, Hallways</i>								
<i>Explanation : Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2033	**			B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Bells</i>								

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

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

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

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

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

**Asset # : 49**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2035	**	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Murray St.</i>						
		<i>Explanation : From Con Ed</i>						
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2034	**	5	\$15,400	B
Distribution								
Steam Piping/Pump	100%	Now	\$95,600	2025	\$1,911,100	4	\$12,800	B
		<i>Corroded, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Sub Basement</i>						
Terminal Devices								
Air Handler	20%	Now	\$29,500	2025	\$295,200	1	\$28,900	B
		<i>Abandoned in Place, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Sub Basement</i>						
Convactor/Radiator	80%			2023	\$2,068,300	1	\$67,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2025	\$278,700	1	\$36,100	B
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Various Locations</i>						
Window/Wall Unit	20%			2020	\$112,500	1		B
No Component	50%							D
Distribution								
Chilled Wtr Pipe/Pump	30%			2035	**	4	\$3,800	B
No Component	70%							D
Terminal Devices								
Air Handler/Cool/Ht	30%			2025	\$174,400	1	\$48,200	B
No Component	70%							D
Heat Rejection								
Air Condenser Unit	30%			2033	**	2	\$54,300	B
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : 16th Floor</i>						
		<i>Explanation : 3 Units</i>						
No Component	70%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$236,200	LIFE	**	2-5	\$144,800	B
		<i>Abandoned in Place, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Sub Basement</i>						
Exhaust Fans								
Interior	100%			2025	\$302,600	2	\$8,000	B

**Plumbing**

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

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

**Asset # : 49**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2035	* *	1		B
Galv Iron/Steel	20%	Now	\$8,200	2023	\$163,500	1		B
		<i>Corroded, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Sub Basement</i>						
HW Heat Exchanger								
Low Temp	100%			2025	\$84,900	4	\$38,500	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2025	\$11,700	4	\$2,500	B
Backflow Preventer								
Generic	100%			2025	\$26,500	1	\$15,900	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (2) B-14 (2) 1-14 (1) Sb, B, 1.</i>						
		<i>Explanation : 5 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2035	* *	1-5	\$130,900	B
Sprinkler								
No Component	85%							D
Generic	15%			2025	\$479,400	1-2	\$10,900	B
		<i>Other Observation, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Sub Basement, Basement, 1st Floor</i>						
		<i>Explanation : Part Of The Building Only</i>						
Fire Pump								
No Component	50%							D
Generic	50%			2038	* *	1	\$24,300	B
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : #256 Sub Basement</i>						
		<i>Explanation : For #256 Side Only</i>						

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$128,100	\$91,500
Interior Architecture	\$528,200	\$204,300
Electrical		\$456,300
Mechanical		\$115,100
<b>Total</b>	<b>\$656,300</b>	<b>\$867,100</b>
Priority A	\$128,100	\$91,500
Priority B	\$136,200	\$571,400
Priority C	\$392,000	\$204,300
<b>Total</b>	<b>\$656,300</b>	<b>\$867,100</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$37,700	\$2,900	\$7,500	
Interior Architecture	\$27,400	\$25,200		\$1,000
Electrical	\$4,100	\$19,500	\$2,400	\$3,100
Mechanical	\$18,200	\$31,600	\$9,700	\$5,000
<b>Total</b>	<b>\$87,400</b>	<b>\$79,200</b>	<b>\$19,500</b>	<b>\$9,100</b>
Priority A	\$37,700	\$2,900	\$7,500	
Priority B	\$22,300	\$53,900	\$12,000	\$8,100
Priority C	\$27,400	\$22,400		\$1,000
<b>Total</b>	<b>\$87,400</b>	<b>\$79,200</b>	<b>\$19,500</b>	<b>\$9,100</b>



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$128,100	LIFE	**	5	\$29,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Masonry: Brick	30%			LIFE	**	5	\$21,800	A
Masonry: Brownstone	15%			LIFE	**	5	\$8,200	A
Masonry: Fieldstone	5%	Now	\$30,200	LIFE	**	5	\$2,700	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Foundation</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Foundation</i>								
Masonry: Limestone	5%			LIFE	**	5	\$2,700	A
Metal Panel	5%	Now	\$7,500	2032	**	5	\$6,800	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Exterior Fire Escape At East Facade</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Fire Escapes At East And West Facades</i>								
Windows								
Aluminum	100%			2038	**	5	\$15,000	A
Parapets								
Masonry: Brick	35%			LIFE	**	5	\$1,800	A
Masonry: Brick	50%			LIFE	**	5	\$2,600	A
Metal Rail	5%			2027	**	5-10	\$4,800	A
Metal Security Bars	3%			2037	**			A
Pre-Cast Concrete	2%			LIFE	**	5	\$700	A
Stucco Cement	5%			2035	**	5	\$700	A
Roof								
Asphalt Shingle	50%			2025	\$40,600	10	\$2,000	A
Modified Bitumen	35%			2030	**	10	\$8,600	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	10%			2042	**	10	\$8,200	A
Skylight, Plastic	5%			2039	**	1		A

## Interior

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$6,100	C
Ceramic Tile	5%			2031	**	5	\$2,800	C
Quarry Tile	8%			2035	**	5	\$6,700	C
Sheet Vinyl/Rubber	10%			2022	\$158,800	5	\$8,300	C
Steel Plate	2%	Now	\$97,600	LIFE	**	1		C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Over Sump Pump In Basement</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Sump Pump In Basement</i>								
Vinyl Tile	5%	Now	\$22,700	2032	**	3	\$1,000	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Room 402</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Room 402</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Room 402</i>								
<i>Explanation : 9x9 Tiles</i>								
Vinyl Tile	10%			2022	\$45,500	3	\$2,800	C
Wood	35%			2037	**	5	\$36,500	C
Wood	20%	Now	\$105,900	2037	**	5	\$10,400	C
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Third And Fourth Floors</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Third And Fourth Floors</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2031	**	5	\$5,200	C
Gypsum Board	15%			LIFE	**	5	\$9,300	C
Masonry: Brick	10%	Now	\$77,200	LIFE	**			C
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Plaster	70%	Now	\$111,300	LIFE	**	5	\$21,600	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Fourth Floor</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2035	**	5	\$5,600	B
AcousTileSusp.Lay-In	10%			2027	**	5	\$5,600	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Third Floor</i>								
Embossed Metal	50%	Now	\$94,000	LIFE	**	5	\$12,500	B
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Plaster	30%	Now	\$42,100	LIFE	**	5	\$10,400	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Fifth Floor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fifth Floor</i>								

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

**Lighting**

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	50%			2022	\$38,000	10	\$17,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	50%			2027	**	10	\$17,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Compact Fluorescent Lamps</i>						
<b>Egress Lighting</b>								
Emergency, Battery	50%			2022	\$6,500	10	\$4,500	B
Exit, Service	50%			2022	\$2,600	1		B
<b>Exterior Lighting</b>								
HID	100%			2022	\$1,400	10	\$100	B
<b>Alarm</b>								
Fire/Smoke Detection								
Generic	100%			2022	\$418,300	1-3	\$26,700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : Electronic Main Control Panel</i>						
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2042	**	1		B
<b>Conversion Equipment</b>								
Steam Boiler	100%			2027	**	1	\$36,800	B
<b>Distribution</b>								
Steam Piping/Pump	100%	Now	\$9,200	2032	**	4	\$1,800	B
		<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Throughout, 5 Of 15 Return Steam Condensate Risers</i>						
<b>Terminal Devices</b>								
Convactor/Radiator	100%			2027	**	1	\$12,000	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2030	**	1		B
<b>Conversion Equipment</b>								
Int Pkg Unit - Cooling	25%			2020	\$115,100	2	\$600	B
Ext Pkg Unit - Cooling	10%			2022	\$16,500	2	\$200	B
Window/Wall Unit	25%			2017	\$18,400	1		B
No Component	40%							D
<b>Terminal Devices</b>								
Direct Expansion	40%			2022	\$26,600	1		B
No Component	60%							D

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

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**  
**70 MULBERRY ST.**  
**Asset # : 14539**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
<b>Air Conditioning</b>								
Heat Rejection								
Air Condenser Unit	40%			2022	\$17,100	2	\$10,400	B
No Component	60%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$10,400	B
No Component	50%							D
Exhaust Fans								
Roof	25%			2022	\$7,100	2	\$300	B
No Component	75%							D
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	5%			2042	**	1		B
Galv Iron/Steel	95%			2027	**	1		B
Water Heater								
Gas Fired	100%	Now	\$200	2017	\$8,300	2	\$400	B
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$1,600	LIFE	**	1		B
<i>Leak Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2022	\$10,600	4	\$1,600	B
Fixtures								
Generic	100%							B
<b>Fire Suppression</b>								
Sprinkler								
No Component	90%							D
Generic	10%			2048	**	1-2	\$1,000	B
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**Asset Name** : ADMINISTRATION BUILDING  
**Address** : 115 CHRYSTIE STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : ACS0001.000 / 13411 **Yr Built/Renovated** : 1962 / 2001  
**Area Sq Ft** : 40,507 **Project Type** : PUBLIC BUILDINGS  
**Date of Survey** : 06-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 423 **Lot** : 22 **BIN** : 1005645

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$109,500	\$17,400
Interior Architecture	\$298,400	\$247,900
Electrical	\$49,900	\$330,700
Mechanical		\$469,900
<b>Total</b>	<b>\$457,700</b>	<b>\$1,065,900</b>
Priority A	\$109,500	\$17,400
Priority B	\$172,700	\$800,600
Priority C	\$175,600	\$247,900
<b>Total</b>	<b>\$457,700</b>	<b>\$1,065,900</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$107,500			
Interior Architecture	\$15,000	\$6,100	\$25,800	\$8,700
Electrical	\$23,000		\$100	\$100
Mechanical	\$29,700	\$22,300	\$14,400	\$25,900
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$185,100</b>	<b>\$38,200</b>	<b>\$50,100</b>	<b>\$44,400</b>
Priority A	\$107,500			
Priority B	\$62,600	\$38,200	\$47,100	\$35,800
Priority C	\$15,000		\$3,000	\$8,700
<b>Total</b>	<b>\$185,100</b>	<b>\$38,200</b>	<b>\$50,100</b>	<b>\$44,400</b>



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$39,900	A
Masonry: Brick	20%	Now	\$46,300	LIFE	**	5	\$8,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Wall Is Covered With Waterproof Sealant.</i>								
Masonry: Brick Cavity	60%			LIFE	**	5	\$47,900	A
Stucco Cement	5%	Now	\$11,100	2030	**	5	\$2,500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkhead</i>								
Window Wall	5%	Now	\$18,500	2045	**	5	\$3,700	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Main Entrance</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Entrance</i>								
<b>Windows</b>								
Aluminum	100%	Now	\$63,100	2041	**	5	\$7,800	A
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$7,200	A
Concrete Masonry Unit	25%			LIFE	**	5-10	\$7,000	A
Masonry: Brick	20%			LIFE	**	5-10	\$7,000	A
Masonry: Brick Cavity	40%			LIFE	**	5-10	\$13,900	A
Metal: Cage/Fence	10%	Now	\$1,900	2030	**	5	\$1,600	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Balconies</i>								
<b>Roof</b>								
Modified Bitumen	85%			2030	**	10	\$17,700	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covered With Rubber Tiles</i>								
Modified Bitumen	15%	Now	\$3,500	2025			\$17,400	A
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Roof Over Second Floor</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : West Roof Over Second Floor</i>								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$13,300	C
Ceramic Tile	5%			2034	**	5	\$3,000	C
Quarry Tile	5%			2038	**	5	\$4,500	C
Vinyl Tile	10%			2033	**	3	\$2,300	C
Vinyl Tile	50%			2025	\$247,900	3	\$15,200	C
Vinyl Tile	25%	0-2	\$123,900	2035	**	3	\$5,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Room 402, Basement Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Room 402, Basement Corridor</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2034	**	5	\$2,900	C
Gypsum Board	80%			LIFE	**	5-10	\$79,900	C
Metal Panel	5%			LIFE	**	10	\$1,300	C
Plaster	10%			LIFE	**	5-10	\$5,000	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	20%			2042	**	5	\$12,100	B
AcousTileSusp.Lay-In	75%			2038	**	5	\$45,500	B
Exposed Struc: Steel	5%	0-2	\$122,800	LIFE	**			B
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Beam In Mechanical Room</i>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2025	\$29,600	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2025	\$92,200	5	\$200	B
<b>Raceway</b>								
Conduit	100%			2025	\$61,700	1		B
<b>Panelboards</b>								
Fused Disc Sw	5%			2024	\$3,500	5		B
Molded Case Bkrs	90%			2041	**	5	\$1,000	B
Molded Case Bkrs	5%			2024	\$3,500	5	\$100	B
<b>Wiring</b>								
Thermoplastic	80%			2025	\$50,200	1		B
Thermoplastic	20%			2045	**	1		B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Motor Controllers</b>								
Locally Mounted	70%	2-4	\$49,900	2045	**	5	\$100	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Locally Mounted	30%			2023	\$21,400	5	\$100	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$1,200	B
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	59%			2020	\$101,700	10	\$21,900	B
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2030	**	10	\$7,400	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
Fluorescent	20%			2030	**	10	\$7,400	B
<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Lobby</i>								
Incandescent	1%			2020	\$1,700	2		B
<b>Egress Lighting</b>								
Emergency, Battery	50%			2030	**	10	\$4,900	B
Exit, Service	50%			2030	**	1		B
<b>Exterior Lighting</b>								
Incandescent	100%			2020	\$17,200	2	\$100	B
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
No Component	70%							D
Generic, Digital	30%			2033	**			B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations And Horns</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Fuel Oil No 2	100%			2035	**	5	\$12,600	B
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2030	**	1	\$20,000	B
<i>Boiler Used For Hot Water, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2033	* *	4	\$3,000	B
Terminal Devices								
Air Handler	50%			2025	\$105,000	1	\$12,500	B
Convactor/Radiator	50%			2030	* *	1	\$6,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2025	\$132,200	1	\$18,800	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Each Floor Mech Room</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2035	* *	4	\$2,000	B
Terminal Devices								
Direct Expansion	100%			2025	\$120,900	1		B
Heat Rejection								
Water Cool Tower	100%			2023	\$111,800	2	\$40,800	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$35,800	B
Exhaust Fans								
Interior	70%			2025	\$30,100	2	\$900	B
Roof	30%			2025	\$9,300	2	\$400	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2025	\$10,600	4	\$2,500	B
Sewage Ejector(s)								
Electric	100%			2020	\$10,600	4	\$2,500	B
Backflow Preventer								
Generic	100%			2033	* *	1	\$2,500	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (1) B-6 (1) B-5</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Fire Suppression Sprinkler								
Generic	100%			2035	* *	1-2	\$11,300	B
Fire Pump								
Generic	100%			2028	* *	1	\$7,600	B
Chemical System								
Generic	100%			2020	\$25,100	1-3	\$55,000	B

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**Asset Name** : BAINBRIDGE FACILITY  
**Address** : 2556 BAINBRIDGE AVE.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HEA0031.000 / 4223 **Yr Built/Renovated** : 1923 / 2002  
**Area Sq Ft** : 36,688 **Project Type** : PUBLIC BUILDINGS  
**Date of Survey** : 07-Aug-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 3286 **Lot** : 14 **BIN** : 2016589

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$453,800	\$107,100
Interior Architecture	\$490,400	
Electrical	\$146,900	\$64,400
Mechanical		\$233,300
<b>Total</b>	<b>\$1,091,000</b>	<b>\$404,800</b>
Priority A	\$453,800	\$107,100
Priority B	\$367,800	\$297,800
Priority C	\$269,400	
<b>Total</b>	<b>\$1,091,000</b>	<b>\$404,800</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$58,300			
Interior Architecture	\$159,100			\$9,600
Electrical	\$56,600	\$100		\$21,800
Mechanical	\$48,300	\$10,600	\$7,800	\$10,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$326,100</b>	<b>\$14,600</b>	<b>\$11,700</b>	<b>\$45,900</b>
Priority A	\$58,300			
Priority B	\$121,000	\$14,600	\$11,700	\$36,300
Priority C	\$146,900			\$9,600
<b>Total</b>	<b>\$326,100</b>	<b>\$14,600</b>	<b>\$11,700</b>	<b>\$45,900</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BAINBRIDGE FACILITY**  
**Asset # : 4223**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	90%			LIFE	**	5	\$54,300	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entire Building Is Currently Unoccupied</i>								
<i>Explanation : Building Formery Used As Fordham / Bronx Reference Library</i>								
Masonry: Limestone	10%	Now	\$35,200	LIFE	**	5	\$4,500	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Window Sills</i>								
<b>Windows</b>								
Glass Block	2%	Now	\$500	LIFE	**	5	\$100	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Wall Facing Lower Roof</i>								
Metal Clad	5%	Now	\$28,400	2046	**	5	\$1,800	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Wood	30%	Now	\$36,800	2029	**	5	\$17,000	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	63%	2-4	\$193,000	2046	**	5	\$35,700	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Masonry: Brick	90%	Now	\$59,600	LIFE	**	5	\$5,400	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$800	A
<b>Roof</b>								
Built-Up (BUR)	100%			2016	\$129,300	10	\$29,400	A
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

**Interior**

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BAINBRIDGE FACILITY**  
**Asset # : 4223**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%	Now	\$134,800	2023	\$134,800	3	\$16,500	C
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$12,000	C
Ceramic Tile	5%			2030	**	5	\$2,700	C
Terrazzo	5%			LIFE	**	5	\$2,100	C
Vinyl Tile	60%	Now	\$269,400	2031	**	3	\$12,400	C
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2030	**	5	\$4,900	C
Gypsum Board	15%			LIFE	**	5	\$8,800	C
Plaster	80%	Now	\$12,100	LIFE	**	5	\$23,500	C
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Workroom / Librarian Office</i>								
<b>Ceilings</b>								
AcousTile,Adhered	45%	Now	\$220,900	2041	**	5	\$12,400	B
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	20%			LIFE	**	5	\$1,700	B
Plaster	35%	Now	\$12,100	LIFE	**	5	\$12,000	B
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Workroom And Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2021	\$3,100	5	\$1,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 700 Amps Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2021	\$46,100	5	\$1,000	B
<b>Raceway</b>								
Conduit	100%			2021	\$25,100	1		B
<b>Panelboards</b>								
Molded Case Bkrs	40%			2029	**	5	\$400	B
Molded Case Bkrs	60%			2020	\$21,000	5	\$600	B
<b>Wiring</b>								
Braided Cloth	50%	2-4	\$13,500	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Thermoplastic	50%			2031	**	1		B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BAINBRIDGE FACILITY**  
**Asset # : 4223**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2019	\$21,400	5	\$200	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Water Main</i>						
		<i>Explanation : Corroded</i>						
Lighting								
Interior Lighting								
Exit	5%			2021	\$1,000	2	\$400	B
Fluorescent	10%			2021	\$18,400	10	\$3,400	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : First And Second Floors</i>						
		<i>Explanation : Using T8 Lamps</i>						
Fluorescent	80%			2016	\$146,900	10	\$26,900	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T12 Lamps</i>						
Incandescent	5%			2016	\$9,200	2		B
Egress Lighting								
Exit, Service	100%			2016	\$5,100	1		B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		B
Conversion Equipment								
Steam Boiler	100%			2026	**	1	\$36,300	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : 1 Unit. This Building Is Vacant And Not Being Used</i>						
Distribution								
Steam Piping/Pump	100%	0-2	\$24,600	2031	**	4	\$1,800	B
		<i>Corroded, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Basement</i>						
Terminal Devices								
Convactor/Radiator	100%			2026	**	1	\$11,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BAINBRIDGE FACILITY**  
**Asset # : 4223**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Cooling	100%			2021	\$162,900	2	\$2,200	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 4 Units</i>							
Heat Rejection								
Air Condenser Unit	100%			2021	\$70,500	2	\$25,600	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$20,500	B
Exhaust Fans								
Roof	100%			2021	\$28,000	2	\$1,100	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$10,500	2026	* *	1		B
	<i>Corroded, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Basement</i>							
Water Heater								
Gas Fired	100%			2016	\$8,200	2	\$500	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Not Accessible	100%							D

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$322,600	\$496,300
Interior Architecture	\$385,000	\$718,100
Electrical	\$920,000	\$989,700
Mechanical	\$268,900	\$2,201,400
<b>Total</b>	<b>\$1,896,500</b>	<b>\$4,405,400</b>
Priority A	\$322,600	\$496,300
Priority B	\$1,420,700	\$3,255,500
Priority C	\$153,200	\$653,700
<b>Total</b>	<b>\$1,896,500</b>	<b>\$4,405,400</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$26,900			
Interior Architecture	\$72,600	\$12,100	\$21,100	\$361,300
Electrical	\$14,500	\$15,600	\$17,300	\$10,800
Mechanical	\$41,200	\$22,200	\$97,600	\$27,600
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
<b>Total</b>	<b>\$189,800</b>	<b>\$84,500</b>	<b>\$170,500</b>	<b>\$434,300</b>
Priority A	\$26,900			
Priority B	\$115,400	\$72,400	\$158,800	\$73,000
Priority C	\$47,500	\$12,100	\$11,700	\$361,300
<b>Total</b>	<b>\$189,800</b>	<b>\$84,500</b>	<b>\$170,500</b>	<b>\$434,300</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	55%	Now	\$107,300	LIFE	**	5	\$73,900	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Facade Facing Alley</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corner Of Arthur Ave And E. Tremont</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Facade Facing Alley</i>								
Masonry: Granite	5%	2-4	\$38,200	LIFE	**	5	\$5,000	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$5,000	A
Pre-Cast Concrete	35%	2-4	\$74,800	LIFE	**	5	\$152,900	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	100%	4+	\$102,400	2031	**	5	\$25,400	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$12,200	A
Masonry: Brick	90%			LIFE	**	5	\$10,600	A
<b>Roof</b>								
Modified Bitumen	100%	0-2	\$26,900	2023	\$269,500			A
<i>Blisters, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%			2019	\$344,900	3	\$56,200	C
Cast in Place Concrete	10%			LIFE	**	5	\$41,000	C
Ceramic Tile	5%			2026	**	5	\$9,400	C
Mosaic Tile	5%			2028	**	5	\$23,400	C
Terrazzo	15%			LIFE	**	5	\$22,000	C
Vinyl Tile	10%	0-2	\$153,200	2033	**	3	\$7,000	C
<i>Worn/Eroded, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor And Throughout</i>								
<i>Explanation : 9x9 Tiles</i>								
Vinyl Tile	40%			2023	\$612,700	3	\$28,100	C

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	3%			2032	**	5	\$5,400	C
Concrete Masonry Unit	10%	0-2	\$7,800	LIFE	**	5	\$7,300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Gypsum Board	15%			LIFE	**	5	\$16,300	C
Metal Panel	15%			LIFE	**			C
Marble Panels	2%			LIFE	**			C
Plaster	15%	0-2	\$21,000	LIFE	**	5	\$8,200	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairwells, 7th Floor Elevator Lobby</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
Plaster	40%			LIFE	**	5	\$21,800	C
<b>Ceilings</b>								
AcousTile,Adhered	15%	0-2	\$25,100	2028	**	5	\$14,100	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fifth Floor Offices 510-512 &amp; Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Fifth Floor Offices 510-512, Throughout</i>								
AcousTileSusp.Lay-In	10%			2028	**	5	\$18,700	B
Exposed Concrete	20%	Now	\$231,900	LIFE	**	5	\$5,900	B
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : West Side Basement</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Near Foundation Wall On West Side</i>								
Plaster	55%			LIFE	**	5	\$64,400	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2023	\$63,000	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Disconnect Service Switch Rated At 2500 Amps</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2023	\$153,600	5	\$3,300	B
<b>Raceway</b>								
Conduit	100%			2023	\$108,100	1		B
<b>Panelboards</b>								
Molded Case Bkrs	70%			2022	\$105,900	5	\$2,300	B
Molded Case Bkrs	30%			2031	**	5	\$1,000	B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	70%	2-4	\$126,300	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2033	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	100%			2021	\$185,200	5	\$800	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%	2-4	\$900	LIFE	**	5	\$1,800	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded And Connected With Main Water Pipe</i>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	50%			2021	\$5,400	1	\$19,300	B
Automatic	50%			2021	\$5,400	1	\$19,300	B
<b>Generators</b>								
Diesel	100%			2019	\$69,800	1	\$48,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : 82.5 Kw</i>								
<b>Batteries</b>								
Lead/Acid	100%			2017	\$700	5	\$4,600	B
<b>Fuel Storage</b>								
Main Tank	100%			2026	**	5	\$3,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : 250 Gallons</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	90%			2018	\$479,500	10	\$103,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%	Now	\$53,300	2033	**			B
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<b>Egress Lighting</b>								
Exit, Service	50%			2031	**	1		B
Exit, Battery	50%			2018	\$43,800	10	\$4,200	B
<b>Exterior Lighting</b>								
HID	100%			2018	\$44,000	10	\$400	B
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
No Component	70%							D
Generic	30%			2023	\$374,000	1-3	\$23,100	B

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	**	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Vault</i>						
		<i>Explanation : (2) 5000 Gallon Tanks</i>						
Conversion Equipment								
Steam Boiler	100%			2028	**	1	\$124,000	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : (3) Dual Fuel Steam Boilers</i>						
Distribution								
Steam Piping/Pump	100%			2023	\$840,400	4	\$6,200	B
Terminal Devices								
Convactor/Radiator	100%			2021	\$1,136,900	1	\$40,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	**	1		B
Conversion Equipment								
Heat Pump	20%			2024	\$900	2	\$1,500	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sixth Floor Fan Room</i>						
		<i>Explanation : (2) Water Sourced Heat Pumps</i>						
Int Pkg Unit - Cooling	10%			2024	\$155,000	2	\$800	B
Window/Wall Unit	70%			2018	\$173,200	1		B
Heat Rejection								
Water Cool Tower	20%			2024	\$69,100	2	\$25,200	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Dry Cooler Works With Water Sourced Heat Pumps</i>						
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$14,000	B
No Component	80%							D
Exhaust Fans								
Roof	100%			2018	\$95,700	2	\$3,800	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$7,200	2028	**	1		B
		<i>Corroded, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Supply Pipe Connects To Water Main In Basement</i>						
Water Heater								
Gas Fired	100%			2018	\$28,000	2	\$1,800	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
<b>Plumbing</b>								
Storm Drain Piping Cast Iron	100%	0-2	\$3,400	LIFE	* *	1		B
<i>Cracked, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement, Near Entrance To Boiler Room</i>								
Sump Pump(s) Rigid Piping	100%			2018	\$10,600	4	\$1,600	B
Sewage Ejector(s) Electric	100%			2018	\$10,600	4	\$1,600	B
Backflow Preventer No Component Generic	80%			2028	* *	1	\$1,500	D B
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Dedicated To The Boiler Plant</i>								
Fixtures Generic	100%							B
<b>Vertical Transport</b>								
Elevators Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (4) 1-7, (1) B-7</i>								
<i>Explanation : 5 Units</i>								
<b>Fire Suppression</b>								
Standpipe Generic	100%			2043	* *	1-5	\$65,400	B
<i>Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%</i>								
<i>Location : Westside Of Building's Facade</i>								
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sprinkler No Component Generic	80%			2043	* *	1-2	\$7,000	D B
Fire Pump Generic	100%			2032	* *	1	\$23,400	B

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**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**

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$111,600	\$98,700
Interior Architecture	\$111,500	\$389,300
<b>Total</b>	<b>\$223,200</b>	<b>\$488,000</b>
Priority A	\$111,600	\$98,700
Priority B		\$128,800
Priority C	\$111,500	\$260,500
<b>Total</b>	<b>\$223,200</b>	<b>\$488,000</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$19,100	\$15,400		
Interior Architecture	\$78,800			\$17,100
Electrical	\$4,400	\$1,100	\$300	\$200
Mechanical	\$7,600	\$1,700	\$1,400	\$700
<b>Total</b>	<b>\$109,900</b>	<b>\$18,200</b>	<b>\$1,700</b>	<b>\$17,900</b>
Priority A	\$19,100	\$15,400		
Priority B	\$12,000	\$2,800	\$1,700	\$900
Priority C	\$78,800			\$17,100
<b>Total</b>	<b>\$109,900</b>	<b>\$18,200</b>	<b>\$1,700</b>	<b>\$17,900</b>



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

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

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

**Asset # : 13869**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	80%			LIFE	**	5	\$98,700	A
Masonry: Granite	5%			LIFE	**	5	\$4,600	A
Masonry: Limestone	10%			LIFE	**	5	\$9,300	A
Wood	5%			2027	**	5	\$30,800	A
<b>Windows</b>								
Aluminum	100%	Now	\$111,600	2038	**	5	\$13,800	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Copper/Terne	100%	Now	\$19,100	2050	**			A
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%	0-2	\$15,200	LIFE	**	5	\$33,200	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	90%	0-2	\$111,500	2027	**	3	\$51,200	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%	Now	\$19,500	2025	\$194,500	5	\$3,700	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
Gypsum Board	75%	0-2	\$21,900	LIFE	**	5	\$66,000	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%	0-2	\$13,700	LIFE	**			C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	15%	0-2	\$8,500	LIFE	**	5	\$6,600	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	60%			2035	**	5	\$90,900	B
Plaster	40%			LIFE	**	5	\$37,900	B

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

Under 600 Volts

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

**Asset # : 13869**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	50%			2042	**	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 600 Amperes</i>								
Fused Disc Sw	50%			2022	\$800	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 600 Amperes</i>								
<b>Raceway</b>								
Conduit	20%			2042	**	1		B
Conduit	80%			2022	\$4,800	1		B
<b>Panelboards</b>								
Fused Disc Sw	5%			2038	**	5		B
Molded Case Bkrs	20%			2038	**	5		B
Molded Case Bkrs	75%			2021	\$8,700	5	\$100	B
<b>Wiring</b>								
Braided Cloth	75%	2-4	\$4,200	2047	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	25%			2042	**	1		B
<b>Ground</b>								
<b>Grounding Devices Not Accessible</b>								
	50%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Covered With Insulation</i>								
Generic	50%			LIFE	**	5		B
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	25%			2027	**	10	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	65%			2022	\$9,800	10	\$1,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	8%			2022	\$1,200	10	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
HID	1%			2022	\$100	10		B
Incandescent	1%			2022	\$200	2		B

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

**Asset # : 13869**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting								
Emergency, Battery	25%			2027	**	10	\$200	B
Exit, Service	75%			2027	**	1		B
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2027	**	1	\$300	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : CCTV And Intrusion Alarm System</i>					
<b>Fire/Smoke Detection</b>								
Generic	100%			2027	**	1-3	\$1,800	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights And Manual Pull Station</i>					
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Fuel Oil No 2	75%			2042	**	5	\$700	B
Natural Gas	25%			2042	**	1		B
<b>Conversion Equipment</b>								
Furnace	25%			2027	**	1	\$400	B
			<i>Other Observation, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Lower Roof</i>					
			<i>Explanation : 1 Roof Top Package Unit</i>					
Hot Water Boiler	75%			2035	**	1	\$1,100	B
			<i>Other Observation, Extent : Light, Area Affected : 75%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
<b>Distribution</b>								
Hot Wtr Piping/Pump	75%			2030	**	4	\$100	B
No Component	25%							D
<b>Terminal Devices</b>								
Convector/Radiator	75%			2020	\$20,400	1	\$700	B
No Component	25%							D
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2038	**	1		B

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

**Asset # : 13869**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	75%			2027	* *	1	\$1,000	B
Ext Pkg Unit - Heating/Cooling	25%			2027	* *	2		B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 25%</i>								
<i>Location : 1 Unit On Lower Roof</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$3,900	B
Terminal Devices								
Direct Expansion	75%			2022		1		B
No Component	25%							D
Heat Rejection								
Air Condenser Unit	75%			2027	* *	2	\$1,600	B
No Component	25%							D
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2-5	\$400	B
No Component	75%							D
Exhaust Fans								
Roof	25%			2022		2	\$600	B
No Component	75%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	* *	1		B
Water Heater								
Gas Fired	100%			2017		2	\$700	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Submersible	100%			2016		4	\$2,500	B
Fixtures								
Generic	100%							B

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Limestone	95%			LIFE	**	5	\$65,000	A
Metal Panel	5%	4+	\$1,700	2034	**	5	\$8,600	A
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Tower</i>								
<hr/>								
<b>Windows</b>								
Wood	100%	2-4	\$174,400	2032	**	5	\$73,700	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Parapets</b>								
Masonry: Limestone	90%			LIFE	**	5	\$2,900	A
Metal Cornice	10%	2-4	\$1,600	2039	**			A
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Roof</b>								
Copper/Terne	5%			2039	**	10	\$7,400	A
Metal Panel	70%			2029	**	10	\$75,600	A
Sloped Glazing	25%			LIFE	**	5	\$196,300	A
<hr/>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	30%	2-4	\$31,800	2023	\$318,300	3	\$35,500	C
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$8,600	C
Ceramic Tile	5%	2-4	\$4,000	2033	**	5	\$2,000	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	5%			2029	**	5	\$9,900	C
Marble Panels	45%	2-4	\$135,500	LIFE	**	5	\$26,600	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	10%	4+	\$54,800	2027	**	5	\$7,400	C
<i>Deteriorated Finish, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**			C
Fabric on Framing	5%			2025	\$774,300	5	\$3,600	C
Marble Panels	30%			LIFE	**			C
Plaster	50%	2-4	\$30,500	LIFE	**	5	\$21,600	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	10%			LIFE	**	5	\$57,700	C

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Plaster	10%	Now	\$8,900	LIFE	**	5	\$4,000	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Third Floor Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Third Floor Corridor And Offices</i>								
Plaster	15%			LIFE	**	5	\$6,100	B
Plaster	75%			LIFE	**	5	\$30,300	B

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	50%			2024	\$122,900	10	\$24,200	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T-12 Lamps</i>						
Fluorescent	30%			2019	\$73,800	10	\$14,500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T-12 Lamps</i>						
Incandescent	20%			2019	\$49,200	2	\$200	B
<b>Egress Lighting</b>								
Exit, LED	100%			2059	**	1		B
<b>Exterior Lighting</b>								
HID	100%			2029	**	10	\$200	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							D
Generic	20%			2024	\$35,700	1	\$4,200	B
<b>Fire/Smoke Detection</b>								
No Component	70%							D
Generic	30%			2029	**	1-3	\$10,300	B
<b>Mechanical</b>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Campus Steam	100%			2044	**	1		B
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Heat From Supreme Court Building</i>						
		<i>Explanation : Basement</i>						
Conversion Equipment Heat Exchanger	100%			2033	**	1	\$26,100	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Located In Supreme Court Building</i>						
		<i>Explanation : Heat Exchangers</i>						
Distribution Hot Wtr Piping/Pump	100%			2040	**	4	\$3,900	B
<b>Terminal Devices</b>								
Air Handler	40%			2029	**	1	\$13,000	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : No Access At Time Of Survey</i>						
Fan Coil Unit/Heat	60%			2029	**	1	\$10,200	B
<b>Air Conditioning</b>								

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
District C.W.	100%			2044	**	1		B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Supplied From Brooklyn Municipal Building</i>							
	<i>Explanation : Chilled Water</i>							
Distribution								
Chilled Wtr Pipe/Pump	100%	Now	\$30,900	2034	**	4	\$2,600	B
	<i>Corroded, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Transfer Chilled Water Piping</i>							
Terminal Devices								
Air Handler/Cool/Ht	40%			2024	\$94,400	1	\$13,000	B
Fan Coil - Cool/Heat	60%			2029	**	1	\$10,200	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$6,000	LIFE	**	2-5	\$29,400	B
	<i>Broken, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Attic</i>							
	<i>Other Observation, Extent : Light, Area Affected : 1%</i>							
	<i>Location : Attic</i>							
	<i>Explanation : No Access At Time Of Survey</i>							
Exhaust Fans								
Interior	100%	Now	\$1,500	2029	**	2	\$1,300	B
	<i>Broken, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Toilet Exhaust Fans</i>							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2037	**	1		B
Water Heater								
Electric	20%	Now	\$200	2022	\$1,700	4	\$100	B
	<i>Broken, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Electric Heater</i>							
No Component	80%							D
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Lobby : 3rd Floor</i>							
	<i>Explanation : 2 Units</i>							
Fire Suppression								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	\$26,600	B
Sprinkler								
No Component	75%							D
Generic	25%			2044	* *	1-2	\$3,700	B
Fire Pump								
Generic	100%			2033	* *	1	\$9,800	B

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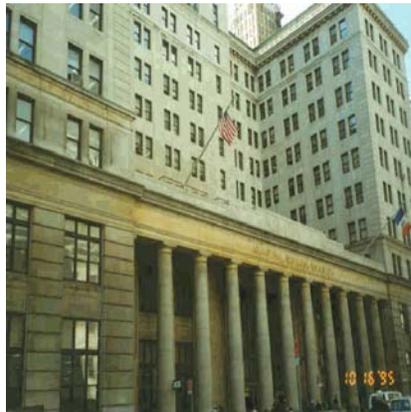
Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$2,905,600	\$515,700
Interior Architecture	\$3,420,400	\$2,604,100
Electrical	\$2,548,400	\$3,320,100
Mechanical	\$4,010,200	\$3,334,400
<b>Total</b>	<b>\$12,884,600</b>	<b>\$9,774,500</b>
Priority A	\$2,905,600	\$515,700
Priority B	\$7,774,600	\$7,037,900
Priority C	\$2,204,400	\$2,220,800
<b>Total</b>	<b>\$12,884,600</b>	<b>\$9,774,500</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$20,300		\$33,500	
Interior Architecture	\$659,500		\$14,700	\$2,058,100
Electrical	\$69,000	\$52,400	\$54,000	\$47,300
Mechanical	\$141,400	\$216,300	\$197,900	\$253,500
Elevators/Escalators	\$165,800	\$165,800	\$165,800	\$165,800
<b>Total</b>	<b>\$1,056,000</b>	<b>\$434,500</b>	<b>\$465,900</b>	<b>\$2,524,600</b>
Priority A	\$20,300		\$33,500	
Priority B	\$386,100	\$434,500	\$417,600	\$466,500
Priority C	\$649,600		\$14,700	\$2,058,100
<b>Total</b>	<b>\$1,056,000</b>	<b>\$434,500</b>	<b>\$465,900</b>	<b>\$2,524,600</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	10%	Now	\$156,800	LIFE	**	5	\$54,000	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
Masonry: Granite	5%	Now	\$153,600	LIFE	**	5	\$20,300	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Building Base</i>								
Masonry: Limestone	85%	4+	\$965,100	LIFE	**	5	\$344,400	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Windows And Lower Sections</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	95%	Now	\$570,100	2039	**	5	\$70,700	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Steel	5%	Now	\$374,100	2048	**	5	\$46,500	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Stairs</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Parapets									
Masonry: Brick	15%	Now	\$15,300	LIFE	**	5	\$2,700	A	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Interior Face, 13th Floor</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Interior Face, 13th Floor</i>									
Masonry: Limestone	85%	Now	\$156,800	LIFE	**	5	\$19,600	A	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Cornices</i>									
<i>Explanation : Top Of Cornice Is Covered With Roll Roofing Material</i>									
Roof									
Asphalt Macadam	10%	Now	\$48,000	2033	**	5	\$4,900	A	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Receiving Area Over Boiler Room</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Boiler Room</i>									
Copper/Terne	50%	Now	\$358,600	2038	**			A	
<i>Deformed/Dented, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Over Penthouse And 12th Floor</i>									
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Over Penthouse</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : 11th Floor - Southwest Side</i>									
Modified Bitumen	23%			2028	**	10	\$33,500	A	
Modified Bitumen	15%	Now	\$122,500	2033	**			A	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Around 13th Floor Perimeter</i>									
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Around 13th Floor Perimeter</i>									
Paver: Asphalt	2%	Now	\$5,000	2032	**			A	
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Over First Floor Mechanical Space</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Over First Floor Mechanical Space, Office Space</i>									

## Interior

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%	Now	\$482,600	2025	\$482,600	3	\$59,000	C
	<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Carpet	20%	0-2	\$96,500	2019	\$1,930,300	3	\$235,900	C
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Cast in Place Concrete	5%	Now	\$19,700	LIFE	**	5	\$86,000	C
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Ceramic Tile	5%	Now	\$36,600	2032	**	5	\$19,700	C
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Marble Panels	10%	Now	\$273,900	LIFE	**	5	\$59,000	C
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Terrazzo	10%	Now	\$175,800	LIFE	**	5	\$61,400	C
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	30%	Now	\$96,400	2023	\$1,928,700	3	\$88,500	C
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	15%			2018	\$964,400	3	\$44,200	C
Interior Walls								
Cast in Place Concrete	5%	Now	\$29,000	LIFE	**			C
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout Basement &amp; Sub Basement</i>							
Ceramic Tile	2%	Now	\$12,600	2032	**	5	\$4,800	C
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Concrete Masonry Unit	2%			LIFE	**	5	\$3,800	C
Gypsum Board	5%			LIFE	**	5	\$14,300	C
Masonry: Brick	5%			LIFE	**			C
Masonry: Limestone	3%			LIFE	**			C
Marble Panels	18%	Now	\$657,300	LIFE	**			C
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Basement Corridor Near Room B8</i>							
	<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Plaster	55%			LIFE	**	5	\$78,600	C
Plaster	5%	Now	\$9,200	LIFE	**	5	\$7,100	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Room 1188</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Room 1188</i>							

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	40%			2028	**	5	\$314,500	B
AcousTileSusp.Lay-In	15%	0-2	\$917,500	2043	**	5	\$59,000	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	5%			2043	**	5	\$39,300	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%	Now	\$121,600	LIFE	**	5	\$12,300	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Plaster	23%			LIFE	**	5	\$113,000	B
Plaster	5%	Now	\$9,900	LIFE	**	5	\$24,600	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor Near B-5</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor Near B-5</i>								
Plaster	2%			LIFE	**	5	\$9,800	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2023	\$268,600	5	\$2,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Rooms In Basement &amp; Sub Basement</i>								
<i>Explanation : One 5000 Amps And Three 4000 Amps Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2021	\$14,400	5	\$1,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Rooms In Sub Basement &amp; Basement)</i>								
<i>Explanation : Two1500 Kva Rated @ 480/277/208 Volts</i>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	75%			2023	\$368,600	5	\$1,800	B
Fused Disc Sw	20%			2023	\$98,300	5	\$400	B
Fused Disc Sw	5%			2043	**	5	\$100	B
<b>Raceway</b>								
Busway	10%			2021	\$67,100	1		B
Conduit	85%			2023	\$570,400	1		B
Conduit	5%			2043	**	1		B

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

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	10%			2022	\$57,000	5	\$1,100	B
Molded Case Bkrs	80%			2022	\$456,200	5	\$9,900	B
Molded Case Bkrs	5%			2039	**	5	\$600	B
Molded Case Bkrs	5%			2048	**	5	\$600	B
<b>Wiring</b>								
Braided Cloth	45%	2-4	\$351,800	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Busway	10%			2021	\$78,200	1		B
Thermoplastic	35%			2023	\$273,600	1		B
Thermoplastic	5%			2043	**	1		B
Thermoplastic	5%			2053	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	25%			2021	\$181,600	5	\$800	B
Locally Mounted	5%			2036	**	5	\$200	B
Motor Control Center	70%			2021	\$508,500	5	\$8,900	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$6,900	B
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2021	\$10,800	1	\$144,000	B
<b>Generators</b>								
Diesel	100%			2019	\$69,800	1	\$181,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 75 Kw For Fire Pumps Only</i>								
<b>Batteries</b>								
Lead/Acid	100%			2016	\$700	5	\$17,300	B
<b>Fuel Storage</b>								
Main Tank	100%			2026	**	5	\$13,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room In Basement</i>								
<i>Explanation : One 55 Gals</i>								
<b>Lighting</b>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	10%			2033	**	10	\$42,900	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 3rd &amp; 4th Floors</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	5%			2018	\$99,600	10	\$21,500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Boiler Room In Sub Basement</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	2%			2033	**	10	\$8,600	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 3rd &amp; 4th Floors</i>						
		<i>Explanation : T-5 Lamps</i>						
Fluorescent	80%			2028	**	10	\$343,400	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-8 Lamps</i>						
Incandescent	3%			2018	\$59,800	2	\$300	B
<b>Egress Lighting</b>								
Emergency, Service	5%			2033	**	1		B
Emergency, Battery	35%			2028	**	10	\$39,500	B
Exit, LED	5%			2063	**	1		B
Exit, Service	55%			2028	**	1		B
<b>Exterior Lighting</b>								
HID	100%			2018	\$164,600	10	\$1,400	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							D
Generic	25%			2023	\$340,400	1	\$43,700	B
Generic	5%			2033	**	1	\$8,700	B
<b>Fire/Smoke Detection</b>								
No Component	65%							D
Generic	30%			2018	\$1,398,400	1-3	\$86,500	B
Generic	5%			2033	**	1-3	\$14,400	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2033	**	1		B

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
<b>Heating</b>								
Conversion Equipment								
Steam Boiler	100%			2028	**	1	\$463,500	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Sub Basement Boiler Room</i>							
	<i>Explanation : 3 Units (4 Heat Exchangers To Convert Hot Water For Heating Devices)</i>							
<b>Distribution</b>								
Hot Wtr Piping/Pump	75%			2031	**	4	\$17,300	B
Steam Piping/Pump	25%			2033	**	4	\$8,600	B
<b>Terminal Devices</b>								
Air Handler	25%			2023	\$606,700	1	\$72,400	B
Convactor/Radiator	10%			2021	\$425,100	1	\$15,100	B
Fan Coil Unit/Heat	50%			2018	\$3,369,400	1	\$75,600	B
Fan Coil Unit/Heat	15%			2031	**	1	\$22,700	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2031	**	1		B
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	60%			2032	**	1	\$303,900	B
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 60%</i>							
	<i>Location : 3 Units, Sub Basement Refrigeration Plant</i>							
	<i>Repairs In Progress, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Retubing At #2 Unit</i>							
Int Pkg Unit - Cooling	10%			2017	\$579,600	2	\$2,900	B
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Various Locations</i>							
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>							
	<i>Location : Various Locations</i>							
	<i>Explanation : Multiple Units</i>							
Reciprocating Compr/Chiller	5%			2031	**	1	\$10,900	B
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 5%</i>							
	<i>Location : 3rd Floor</i>							
No Component	25%							D
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	65%			2043	**	4	\$15,000	B
No Component	35%							D
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	65%			2023	\$931,900	1	\$188,100	B
No Component	35%							D
<b>Heat Rejection</b>								
Air Condenser Unit	5%			2031	**	2	\$16,300	B
Water Cool Tower	60%			2021	\$581,300	2	\$282,600	B
No Component	35%							D
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$261,000	B

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	95%			2023	\$472,600	2	\$13,600	B
Roof	5%			2023	\$17,900	2	\$700	B
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2033	**	1		B
Galv Iron/Steel	30%			2028	**	1		B
HW Heat Exchanger								
Low Temp	100%			2023	\$139,600	4	\$46,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : For Domestic H W</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2018	\$10,600	4	\$1,600	B
Sewage Ejector(s)								
Compressed Air	100%			2023	\$27,400	4	\$1,600	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (5) B-13 (5) B-7 (1) Sub B. To 13 (1) Sub B. To 7</i>								
<i>Explanation : 12 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2033	**	1-5	\$236,000	B
Sprinkler								
Generic	100%			2033	**	1-2	\$131,100	B
Fire Pump								
Generic	100%			2026	**	1	\$87,400	B

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	43%			LIFE	**	5	\$345,000	A
Metal/Glass Curt Wall	50%			LIFE	**	5	\$752,100	A
Metal Coiling Doors	2%			2040	**	5	\$50,100	A
Granite Panels	3%			LIFE	**	5	\$18,100	A
Pre-Cast Concrete	2%			LIFE	**	5	\$52,100	A
Windows								
Aluminum	97%			2045	**	5		A
Metal Louvers	3%			2036	**	10		A
Parapets								
Metal/Glass Curt Wall	50%			2049	**	5	\$14,400	A
Metal Panel	20%			2049	**	5	\$5,800	A
Metal Rail	30%			2040	**	5-10	\$40,300	A
Roof								
IRMA/Protected Membrane	100%			2031	**	10	\$118,600	A
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 7th And 26th Floor Setbacks</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Epdm Under Insulation</i>								
<b>Interior</b>								
Floors								
Carpet	10%			2024	\$1,778,800	3	\$217,400	C
Cast in Place Concrete	10%			LIFE	**	5	\$317,000	C
Ceramic Tile	3%			2036	**	5	\$43,500	C
Terrazzo	7%			LIFE	**	5	\$79,200	C
Vinyl Tile	70%			2031	**	3	\$507,200	C
Interior Walls								
Ceramic Tile	2%			2036	**	5	\$48,000	C
Concrete Masonry Unit	10%			LIFE	**	5	\$96,000	C
Glass: Single Pane	2%			LIFE	**	5	\$36,000	C
Gypsum Board	73%			LIFE	**	5	\$1,051,400	C
Granite Panels	3%			LIFE	**			C
Marble Panels	5%			LIFE	**			C
Wood	5%			LIFE	**	5	\$480,100	C
Ceilings								
AcousTileSusp.Lay-In	85%			2040	**	5	\$1,231,700	B
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	10%			LIFE	**	5	\$181,100	B
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
<b>Under 600 Volts</b>								
Service Equipment								
Air Circuit Breaker	100%			2049	**	5	\$5,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 5- 4000 Amperes Siemens Low Voltage Power Circuit Breakers</i>								
<hr/>								
Transformers								
Dry Type	100%			2040	**	5	\$3,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 75 Kva</i>								
<hr/>								
Switchgear / Switchboard								
Air Circuit Breaker	50%			2049	**	5	\$2,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Siemens Low Voltage Power Circuit Breakers</i>								
<hr/>								
Fused Disc Sw	10%			2049	**	5	\$400	B
Molded Case Bkrs	40%			2049	**	5	\$10,200	B
<hr/>								
Raceway								
Busway	15%			2040	**	1		B
Conduit	85%			2049	**	1		B
<hr/>								
Panelboards								
Fused Disc Sw	15%			2045	**	5	\$3,300	B
Molded Case Bkrs	85%			2045	**	5	\$21,700	B
<hr/>								
Wiring								
Busway	15%			2040	**	1		B
Thermoplastic	85%			2049	**	1		B
<hr/>								
Motor Controllers								
Locally Mounted	2%			2040	**	5	\$100	B
Motor Control Center	98%			2040	**	5	\$25,900	B
<hr/>								
<b>Ground</b>								
Grounding Devices								
Not Accessible	50%							D
Generic	50%			LIFE	**	5	\$7,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe</i>								
<hr/>								
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2040	**	1	\$297,900	B
<hr/>								
Generators								
Diesel	100%			2036	**	1	\$374,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2- 1375 Kva Cummins Onan Genset</i>								
<hr/>								
Batteries								
Nickel Cadmium	100%			2018		5	\$215,800	B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2045	**	5	\$89,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : No Nameplate Rating Capacity</i>								
Main Tank	50%			2058	**	5	\$14,200	B
Lighting								
Interior Lighting								
Fluorescent	89%			2031	**	10	\$790,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2031	**	10	\$88,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors, Lobby</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
HID	1%			2031	**	10	\$300	B
Egress Lighting								
Emergency, Service	50%			2031	**	1		B
Exit, LED	50%			2058	**	1		B
Exterior Lighting								
HID	100%			2031	**	10	\$3,000	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2058	**	5	\$28,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Steel Lightning Rods</i>								
Alarm								
Security System								
Generic	100%			2031	**	1	\$361,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System And CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic	100%			2031	**	1-3	\$614,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Horns, Manual Pull Stations, Smoke Detectors</i>								

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

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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		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$958,800	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 3 Units</i>							
Distribution								
Hot Wtr Piping/Pump	80%			2045	**	4	\$57,300	B
Steam Piping/Pump	20%			2049	**	4	\$14,300	B
Terminal Devices								
Air Handler	20%			2031	**	1	\$119,700	B
Convactor/Radiator	80%			2040	**	1	\$250,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2036	**	1	\$1,047,700	B
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Refrigeration Room</i>							
Distribution								
Chilled Wtr Pipe/Pump	100%			2049	**	4	\$71,600	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	**	1	\$598,700	B
Heat Rejection								
Water Cool Tower	100%			2027	**	2	\$974,300	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$539,800	B
Exhaust Fans								
Interior	100%			2031	**	2	\$29,600	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		B
Water Heater								
Electric	80%			2021	\$115,500	4	\$6,800	B
	<i>Other Observation, Extent : Light, Area Affected : 80%</i>							
	<i>Location : Various Locations</i>							
	<i>Explanation : Multiple Instantaneous Heaters</i>							
Gas Fired	20%			2022	\$43,300	2	\$2,800	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2028	**	4	\$2,500	B
Sewage Ejector(s)								
Electric	100%			2028	**	4	\$2,500	B

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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		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Backflow Preventer								
Generic	100%			2028	* *	1	\$59,300	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Gearless Traction	90%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 10 Passenger, 2 Freight, 4 Restricted To Judges</i>						
		<i>Explanation : 16 Units</i>						
Hydraulic	10%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Prisoner Elevators</i>						
		<i>Explanation : 2 Units</i>						
Escalators								
Over 20' Rise	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-2</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2049	* *	1-5	\$506,200	B
Sprinkler								
Generic	100%			2049	* *	1-2	\$271,200	B
Fire Pump								
Generic	100%			2036	* *	1	\$180,800	B

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**Asset Name** : CITY HALL  
**Address** : CITY HALL PARK @BROADWAY & PARK ROW  
**Borough** : MANHATTAN **Agency's Number** : 312-102  
**Program / Asset #** : DGS0008.000 / 153 **Yr Built/Renovated** : 1811 / 2014  
**Area Sq Ft** : 57,294 **Project Type** : PUBLIC BUILDINGS  
**Date of Survey** : 02-Jul-2014 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,atc  
**Block** : 122 **Lot** : 1 **BIN** : 1079147

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$347,500	\$170,300
Interior Architecture	\$206,800	\$119,500
Electrical		\$47,300
<b>Total</b>	<b>\$554,300</b>	<b>\$337,000</b>
Priority A	\$347,500	\$170,300
Priority B	\$56,000	\$47,300
Priority C	\$150,800	\$119,500
<b>Total</b>	<b>\$554,300</b>	<b>\$337,000</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$9,800		\$16,600	
Interior Architecture	\$97,500		\$19,300	\$3,200
Electrical	\$900	\$1,400	\$600	\$600
Mechanical	\$37,200	\$18,400	\$17,400	\$18,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$153,300</b>	<b>\$27,800</b>	<b>\$61,800</b>	<b>\$29,700</b>
Priority A	\$9,800		\$16,600	
Priority B	\$85,200	\$27,800	\$32,400	\$26,500
Priority C	\$58,300		\$12,900	\$3,200
<b>Total</b>	<b>\$153,300</b>	<b>\$27,800</b>	<b>\$61,800</b>	<b>\$29,700</b>



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## DEPT. OF CITYWIDE ADMIN. SERV. - 856

## CITY HALL

Asset # : 153

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Granite	15%			LIFE	**	5	\$19,600	A
Masonry: Limestone	82%			LIFE	**	5	\$107,100	A
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Metal Panel	3%			2045	**	5-10	\$18,000	A
Windows								
Wood	100%			2033	**	5	\$233,400	A
Parapets								
Masonry: Limestone	95%			LIFE	**	5-10	\$197,700	A
Metal Rail	5%			2038	**	5-10	\$15,400	A
Roof								
Metal Panel	5%			2038	**	10	\$7,200	A
Skylight, Metal/Glass	5%			2045	**	10	\$13,200	A
Under Construction	90%							D
Interior								
Floors								
Carpet	30%			2024	\$346,100	3	\$38,600	C
Cast in Place Concrete	10%			LIFE	**	5	\$37,500	C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Sub Basement</i>								
<i>Explanation : Recent Construction</i>								
Ceramic Tile	5%			2034	**	5	\$4,300	C
Mosaic Tile	10%	Now	\$108,200	2030	**	5	\$10,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
Marble Panels	20%			LIFE	**	5	\$25,700	C
Vinyl Tile	10%			2025	\$76,900	3	\$4,300	C
Wood	15%			2040	**	5	\$24,100	C
Interior Walls								
Gypsum Board	10%			LIFE	**	5-10	\$9,100	C
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Sub Basement</i>								
Marble Panels	10%			LIFE	**	10	\$2,100	C
Plaster	20%			LIFE	**	5-10	\$9,100	C
Plaster	40%			LIFE	**	5-10	\$18,100	C
Wood	20%			LIFE	**	5	\$85,300	C

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## DEPT. OF CITYWIDE ADMIN. SERV. - 856

## CITY HALL

Asset # : 153

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2038	**	5	\$12,800	B
Exposed Struc: Steel	10%			LIFE	**	10	\$17,100	B
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Sub Basement</i>								
Exposed Struc: Wood	10%			LIFE	**	10	\$12,800	B
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Attic</i>								
Gypsum Board	5%			LIFE	**	5-10	\$14,700	B
Plaster	15%			LIFE	**	5-10	\$22,000	B
Plaster	45%			LIFE	**	5-10	\$66,000	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2051	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 4000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2051	**	5	\$200	B
Raceway								
Conduit	100%			2051	**	1		B
Panelboards								
Fused Disc Sw	10%			2047	**	5	\$100	B
Molded Case Bkrs	90%			2047	**	5	\$1,400	B
Wiring								
Thermoplastic	100%			2051	**	1		B
Motor Controllers								
Locally Mounted	30%			2042	**	5	\$100	B
Variable Frequency Drive	70%			2042	**			B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	10%			2033	**	10	\$5,300	B
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Fluorescent	80%			2033	**	10	\$42,000	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	10%			2033	**			B

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## DEPT. OF CITYWIDE ADMIN. SERV. - 856

## CITY HALL

Asset # : 153

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Emergency, Service	50%			2033	**	1		B
Exit, LED	50%			2060	**	1		B
Exterior Lighting								
HID	100%			2033	**	10	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Perimeter Lamp Posts</i>								
Alarm								
Security System								
No Component	70%							D
Generic	30%			2033	**	1	\$6,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**			B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Station, Horns, Strobe Lights, Smoke Detectors, Alarm Bells And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	80%			2035	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided By Con Edison</i>								
HTHW/HW	20%			2035	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 52 Chambers Street</i>								
<i>Explanation : Provided From Adjacent Building - Tweed Court Building</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	80%			2034	**	5	\$2,700	B
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Heat Exchanger To Convert Steam To Hw For Heating Devices</i>								
No Component	20%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : 1 Reserve Gas Fired Hw Boiler Is Undergoing Installation</i>								

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## DEPT. OF CITYWIDE ADMIN. SERV. - 856

## CITY HALL

Asset # : 153

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	90%			2041	**	4	\$3,800	B
Steam Piping/Pump	10%			2045	**	4	\$400	B
Terminal Devices								
Air Handler	80%			2030	**	1	\$28,300	B
Convactor/Radiator	20%			2030	**	1	\$3,700	B
Air Conditioning								
Energy Source								
District C.W.	30%			2045	**	1		B
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : 52 Chambers Street</i>						
		<i>Explanation : Provided From Adjacent Tweed Building</i>						
Electricity	70%			2041	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	65%			2033	**	1	\$17,300	B
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 65%</i>						
		<i>Location : 2 Sets, Basement</i>						
Split Unit	5%			2030	**			B
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Basement Communication Room</i>						
		<i>Explanation : 3 Sets</i>						
No Component	30%							D
Distribution								
Chilled Wtr Pipe/Pump	30%			2045	**	4	\$1,300	B
No Component	70%							D
Terminal Devices								
Air Handler/Cool/Ht	80%			2030	**	1	\$28,300	B
Fan Coil - Cooling	5%			2030	**	1	\$900	B
No Component	15%							D
Heat Rejection								
Air Condenser Unit	65%			2033	**	2	\$25,900	B
Remote Air Cond	5%			2030	**	2	\$2,000	B
No Component	30%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$50,600	B
Exhaust Fans								
Interior	100%			2030	**	2	\$1,800	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		B
HW Heat Exchanger								
HTHW/HW	100%			2035	**			B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 52 Chambers Street</i>						
		<i>Explanation : Located In Adjacent Tweed Building</i>						

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
<b>Plumbing</b>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Rigid Piping	100%			2030	* *	4	\$1,600	B
Backflow Preventer Generic	100%			2033	* *	1	\$3,500	B
Fixtures Generic	100%							B
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	70%			LIFE	* *			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Sub B, B, 1, 2</i>							
	<i>Explanation : 1 Unit</i>							
Hydraulic	30%			LIFE	* *			C
	<i>Other Observation, Extent : Light, Area Affected : 30%</i>							
	<i>Location : 2-3</i>							
	<i>Explanation : 1 Unit</i>							
<b>Fire Suppression</b>								
Standpipe Generic	100%			2051	* *	1-5	\$28,900	B
Sprinkler Generic	100%			2045	* *	1-2	\$16,100	B

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$749,100	\$231,800
Interior Architecture	\$91,500	\$295,600
Electrical	\$149,200	\$415,900
Mechanical	\$89,800	\$885,400
<b>Total</b>	<b>\$1,079,700</b>	<b>\$1,828,600</b>
Priority A	\$749,100	\$231,800
Priority B	\$330,600	\$1,369,400
Priority C		\$227,400
<b>Total</b>	<b>\$1,079,700</b>	<b>\$1,828,600</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$9,500	\$1,400		
Interior Architecture	\$87,400	\$1,337,900	\$2,900	\$66,200
Electrical	\$38,500	\$14,600	\$12,600	\$23,900
Mechanical	\$31,100	\$42,200	\$28,400	\$41,000
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
<b>Total</b>	<b>\$178,300</b>	<b>\$1,407,900</b>	<b>\$55,700</b>	<b>\$142,900</b>
Priority A	\$9,500	\$1,400		
Priority B	\$86,300	\$68,700	\$52,800	\$88,400
Priority C	\$82,500	\$1,337,900	\$2,900	\$54,500
<b>Total</b>	<b>\$178,300</b>	<b>\$1,407,900</b>	<b>\$55,700</b>	<b>\$142,900</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast Iron	5%	Now	\$43,100	LIFE	**			A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North And East Facades</i>								
Glass Block	5%			LIFE	**	5	\$4,200	A
Masonry: Brick	50%			LIFE	**	5	\$67,500	A
Masonry: Limestone	15%			LIFE	**	5	\$15,200	A
Stucco Cement	25%	Now	\$47,000	2026	**	5	\$42,200	A
<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : South And East Facades</i>								
<b>Windows</b>								
Aluminum	10%			2037	**	5	\$2,800	A
Metal Louvers	3%			2024	\$24,100	10	\$5,300	A
Wood	87%	Now	\$659,000	2046	**	5	\$122,100	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Cast Stone/Terra Cotta	30%			LIFE	**	5	\$9,500	A
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Cornice Removed</i>								
Masonry: Limestone	5%	Now	\$4,100	LIFE	**	5	\$300	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Coping</i>								
Metal Rail	25%	Now	\$1,300	2026	**	5	\$7,200	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Part Of Railing</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Stucco Cement	40%	Now	\$4,000	2026	**	5	\$2,100	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Snow Cover</i>								
<b>Interior</b>								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>	
<b>Interior</b>									
<b>Floors</b>									
Carpet	70%	0-2	\$66,900	2017	\$1,337,900	3	\$163,500	C	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Cast in Place Concrete	10%			LIFE	**	5	\$34,100	C	
Ceramic Tile	5%			2030	**	5	\$7,800	C	
Vinyl Tile	15%			2021	\$191,000	3	\$8,800	C	
<b>Interior Walls</b>									
Ceramic Tile	5%			2030	**	5	\$4,200	C	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,300	C	
Gypsum Board	73%			LIFE	**	5	\$36,500	C	
Masonry: Brick	5%	Now	\$15,600	LIFE	**			C	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 2%</i>									
<i>Location : Storage Room</i>									
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Steam Room And Storage</i>									
Plaster	7%			LIFE	**	5	\$1,700	C	
<b>Ceilings</b>									
AcousTileConcealSpLn	5%			2026	**	5	\$9,700	B	
AcousTileSusp.Lay-In	15%			2034	**	5	\$23,400	B	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>									
<i>Location : Various Locations</i>									
Exposed Concrete	40%	Now	\$38,500	LIFE	**	5	\$9,700	B	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Various Locations</i>									
Gypsum Board	35%	Now	\$53,000	LIFE	**	5	\$68,100	B	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Second And Sixth Floor Offices</i>									
Plaster	5%			LIFE	**	5	\$4,900	B	
<b>Electrical</b>									
<b>System Component Type</b>		<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>									
<b>Service Equipment</b>									
Fused Disc Sw	100%			2031	**	5	\$300	B	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Two 2000 Amps Main Disconnect Switch</i>									
<b>Switchgear / Switchboard</b>									
Fused Disc Sw	100%			2031	**	5	\$300	B	
<b>Raceway</b>									
Conduit	60%			2021	\$48,800	1		B	
Conduit	30%			2031	**	1		B	
Conduit	10%			2041	**	1		B	

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2029	**	5	\$200	B
Molded Case Bkrs	60%			2037	**	5	\$1,200	B
Molded Case Bkrs	30%			2029	**	5	\$600	B
Wiring								
Thermoplastic	60%			2041	**	1		B
Thermoplastic	20%			2021	\$16,500	1		B
Thermoplastic	20%			2031	**	1		B
Motor Controllers								
Locally Mounted	50%			2019	\$46,600	5	\$300	B
Locally Mounted	50%			2026	**	5	\$300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2019	\$10,800	1	\$23,700	B
Generators								
Diesel	100%			2017	\$69,800	1	\$29,800	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Roof Generator Room</i>				
				<i>Explanation : One 62 Kva</i>				
Batteries								
Lead/Acid	100%			2016	\$700	5	\$2,900	B
Fuel Storage								
Day Tank	100%			2020	\$5,400	5	\$14,300	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Roof - Generator Room</i>				
				<i>Explanation : One 30 Gals</i>				
Lighting								
Interior Lighting								
Fluorescent	88%			2021	\$288,400	10	\$62,100	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : Using T8 Lamps</i>				
Fluorescent	10%			2016	\$32,800	10	\$7,100	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : Using T12 Lamps</i>				
Incandescent	2%			2016	\$6,600	2		B
Egress Lighting								
Emergency, Service	35%			2021	\$3,800	1		B
Emergency, Battery	15%			2021	\$4,000	10	\$2,800	B
Exit, Service	50%			2021	\$5,400	1		B
Exterior Lighting								
HID	70%			2021	\$19,000	10	\$200	B
Incandescent	30%			2016	\$9,800	2		B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Alarm</b>								
Security System								
Generic	100%			2026	**	1	\$28,800	B
Fire/Smoke Detection								
Generic	100%			2026	**	1-3	\$47,500	B
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Utility Steam	100%			2041	**	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Steam From Con Edison</i>						
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2030	**	5	\$4,600	B
Distribution								
Hot Wtr Piping/Pump	70%			2029	**	4	\$4,000	B
Steam Piping/Pump	30%			2031	**	4	\$1,100	B
Terminal Devices								
Air Handler	75%	Now	\$89,800	2021	\$299,400	1	\$32,100	B
		<i>Broken, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Bottom Of Units - Extensive Corrosion</i>						
Convactor/Radiator	25%			2026	**	1	\$6,200	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2030	**	1	\$83,300	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2041	**	4	\$5,700	B
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$6,300	2021	\$314,500	1	\$42,900	B
		<i>Malfunctioning, Extent : Severe, Area Affected : 70%</i>						
		<i>Location : Auto Control System, Throughout</i>						
Heat Rejection								
Water Cool Tower	100%			2025	\$212,500	2	\$77,500	B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,900	B
Exhaust Fans								
Roof	100%			2021	\$58,900	2	\$2,400	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2031	**	1		B

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
HW Heat Exchanger HTHW/HW	100%			2041	* *			B
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sewage Ejector(s) Electric	100%			2026	* *	4	\$1,600	B
Fixtures Generic	100%							B
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			C
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : (1) Sub Bsmt To 6th Floor (1) Bsmt - 6th Floor</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression								
Standpipe Generic	100%			2031	* *	1-5	\$40,300	B
Sprinkler Generic	100%			2031	* *	1-2	\$21,600	B
Fire Pump Generic	100%			2030	* *	1	\$14,400	B

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture		\$247,800
Interior Architecture	\$277,500	\$471,000
Electrical	\$229,300	
Mechanical		\$6,108,300
<b>Total</b>	<b>\$506,800</b>	<b>\$6,827,100</b>
Priority A		\$247,800
Priority B	\$398,300	\$6,306,500
Priority C	\$108,500	\$272,800
<b>Total</b>	<b>\$506,800</b>	<b>\$6,827,100</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$8,800		\$23,400	
Interior Architecture	\$30,600		\$1,229,100	\$30,300
Electrical	\$26,900	\$23,400	\$37,900	\$21,600
Mechanical	\$42,900	\$115,300	\$152,300	\$92,400
Elevators/Escalators	\$49,300	\$49,300	\$49,300	\$49,300
<b>Total</b>	<b>\$158,600</b>	<b>\$188,100</b>	<b>\$1,492,000</b>	<b>\$193,600</b>
Priority A	\$8,800		\$23,400	
Priority B	\$119,200	\$188,100	\$239,500	\$163,400
Priority C	\$30,600		\$1,229,100	\$30,300
<b>Total</b>	<b>\$158,600</b>	<b>\$188,100</b>	<b>\$1,492,000</b>	<b>\$193,600</b>



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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Concrete Masonry Unit	50%			LIFE	**	5	\$62,000	A
Metal/Glass Curt Wall	50%			LIFE	**	5	\$185,800	A
<b>Parapets</b>								
Metal Panel	100%			2048	**	5	\$46,900	A
<b>Roof</b>								
Built-Up (BUR)	100%	Now	\$8,800	2027	**			A
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%			2018	\$1,185,000	3	\$132,100	C
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$96,300	C
Ceramic Tile	5%			2031	**	5	\$22,000	C
Terrazzo	10%			LIFE	**	5	\$34,400	C
Vinyl Tile	55%	0-2	\$108,500	2027	**	3	\$90,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**			C
Ceramic Tile	10%			2031	**	5	\$39,200	C
Concrete Masonry Unit	10%			LIFE	**	5	\$15,700	C
Gypsum Board	75%			LIFE	**	5	\$176,500	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	90%	0-2	\$169,000	2035	**	5	\$198,200	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	10%			LIFE	**			B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2042	**	5	\$1,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Electrical Service Rated At 1600 Amps</i>								
<b>Transformers</b>								
Dry Type	100%			2035	**	5	\$900	B
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2042	**	5	\$1,100	B
<b>Raceway</b>								
Conduit	100%			2042	**	1		B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Molded Case Bkrs	100%			2038	**	5	\$6,600	B
<b>Wiring</b>								
Thermoplastic	100%			2042	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	100%			2035	**	5	\$1,700	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$3,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Water Pipe</i>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2035	**	1	\$76,900	B
<b>Generators</b>								
Diesel	100%			2031	**	1	\$96,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No Rating Available</i>								
<b>Batteries</b>								
Lead/Acid	100%			2016	\$700	5	\$9,300	B
<b>Fuel Storage</b>								
Day Tank	50%			2038	**	5	\$23,200	B
Main Tank	50%			2050	**	5	\$3,700	B
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2027	**	10	\$229,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 And T-12 Lamps</i>								
<b>Egress Lighting</b>								
Emergency, Service	90%			2027	**	1		B
Exit, Service	10%			2027	**	1		B
<b>Exterior Lighting</b>								
HID	100%			2027	**	10	\$800	B
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
Generic	100%			2050	**	5	\$7,300	B
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
No Component	70%							D
Generic	30%			2027	**	1-3	\$46,200	B

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2035	**	1	\$123,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Equipment Room</i>								
<i>Explanation : (2) Gas Fired Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$12,300	B
Terminal Devices								
Air Handler	40%			2027	**	1	\$61,800	B
Convactor/Radiator	60%			2035	**	1	\$48,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2023	\$5,249,100	2	\$15,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Water Sourced Heat Pumps, Refrigerant R-22</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$325,300	B
Heat Rejection								
Water Cool Tower	100%			2023	\$756,400	2	\$251,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Cooling Tower Serves The Water Sourced Heat Pumps</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$139,400	B
Exhaust Fans								
Interior	80%			2027	**	2	\$6,100	B
Roof	20%			2027	**	2	\$1,500	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		B
<i>Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 67%</i>								
<i>Location : Basement, Defective Pump Seals And Bearing</i>								
Water Heater								
Electric	100%			2020	\$40,900	4	\$2,200	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Backflow Preventer								
Generic	100%			2030	**	1	\$15,300	B

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Plumbing</b>								
Fixtures								
Generic	100%							B
<b>Vertical Transport</b>								
Elevators								
Gearless Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : One Unit Serves Sub Basement Thru Tenth Floor, Four Units Serve Lobby Thru Tenth Floor</i>						
		<i>Explanation : 5 Units</i>						
<b>Fire Suppression</b>								
Standpipe								
No Component	30%							D
Generic	70%			2042	* *	1-5	\$88,200	B
Sprinkler								
Generic	100%			2042	* *	1-2	\$70,000	B
Fire Pump								
Generic	100%			2031	* *	1	\$46,700	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Fire Pump Located In The Mall</i>						
		<i>Explanation : Unit Is Maintained And Operated From The Mall</i>						

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**Asset Name** : COURT SQUARE BUILDING 2 LAFAYETTE  
**Address** : 2 LAFAYETTE STREET BTWN DUANE ST - READE ST  
**Borough** : MANHATTAN **Agency's Number** : 312-144  
**Program / Asset #** : DGS0015.000 / 2056 **Yr Built/Renovated** : 1925 / 2014  
**Area Sq Ft** : 358,500 **Project Type** : PUBLIC BUILDINGS  
**Date of Survey** : 30-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,6,11,13,17,22,23,24  
**Block** : 155 **Lot** : 1 **BIN** : 1001672

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$2,521,600	\$871,900
Interior Architecture	\$1,492,200	\$601,400
Electrical	\$202,900	\$1,578,000
Mechanical	\$270,000	\$5,758,400
<b>Total</b>	<b>\$4,486,700</b>	<b>\$8,809,800</b>
Priority A	\$2,521,600	\$871,900
Priority B	\$993,300	\$7,773,700
Priority C	\$971,800	\$164,100
<b>Total</b>	<b>\$4,486,700</b>	<b>\$8,809,800</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$39,700			
Interior Architecture	\$84,800		\$93,700	\$29,800
Electrical	\$12,000	\$4,000	\$6,000	\$4,200
Mechanical	\$151,600	\$121,900	\$159,200	\$110,000
Elevators/Escalators	\$189,500	\$189,500	\$189,500	\$189,500
<b>Total</b>	<b>\$477,700</b>	<b>\$315,400</b>	<b>\$448,400</b>	<b>\$333,500</b>
Priority A	\$39,700			
Priority B	\$371,600	\$315,400	\$354,800	\$303,700
Priority C	\$66,300		\$93,700	\$29,800
<b>Total</b>	<b>\$477,700</b>	<b>\$315,400</b>	<b>\$448,400</b>	<b>\$333,500</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast Iron	2%			LIFE	**	10	\$132,100	A
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$471,700	A
Masonry: Brick	88%	Now	\$1,541,700	LIFE	**	5	\$531,300	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Scaffolding In Place</i>								
Masonry: Granite	3%			LIFE	**	5	\$27,200	A
Masonry: Limestone	2%	Now	\$253,800	LIFE	**	5	\$9,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lintels And Sills</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills And Lintels</i>								
<b>Windows</b>								
Aluminum	95%			2041	**	5	\$116,300	A
Aluminum	5%	Now	\$246,600	2050	**	5	\$3,100	A
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 11th Floor</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 11th Floor</i>								
<b>Parapets</b>								
Cast Stone/Terra Cotta	10%	Now	\$26,200	LIFE	**	5	\$8,300	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Masonry: Brick	90%	Now	\$53,500	LIFE	**	5	\$9,600	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Face</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Modified Bitumen	92%			2030	**	10	\$43,600	A
Modified Bitumen	5%			2033	**	10	\$2,400	A
Skylight, Metal/Glass	3%			2035	**	10	\$4,700	A
<b>Interior</b>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Interior</b>								
<b>Floors</b>								
Carpet	30%			2024	\$2,074,700	3	\$253,500	C
Cast in Place Concrete	2%	Now	\$112,700	LIFE	**	5	\$24,600	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stair Landing Between 23 And 24 Floors</i>								
<i>Deflection Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stair Landing Between 23 And 24 Floors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stair Landing Between 23 And 24 Floors</i>								
<i>Explanation : Temporary Support In Place</i>								
Cast in Place Concrete	8%			LIFE	**	5	\$197,200	C
Ceramic Tile	5%			2034	**	5	\$28,200	C
Slate	2%			LIFE	**	5	\$23,900	C
Terrazzo	3%			LIFE	**	5	\$26,400	C
Vinyl Tile	13%			2033	**	3	\$27,500	C
Vinyl Tile	13%	Now	\$598,800	2035	**	3	\$27,500	C
<i>Adhesion Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 24th Floor</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 22, 23 And 24 Floors</i>								
Under Construction	24%							D
<b>Interior Walls</b>								
Ceramic Tile	5%			2034	**	5	\$13,100	C
Concrete Masonry Unit	5%			LIFE	**	5	\$10,500	C
Gypsum Board	10%			LIFE	**	5-10	\$44,600	C
Masonry: Brick	5%			LIFE	**	10	\$3,900	C
Marble Panels	3%			LIFE	**	10	\$3,100	C
Plaster	42%			LIFE	**	5-10	\$93,600	C
Plaster	10%	Now	\$101,100	LIFE	**	5	\$7,900	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 22, 23, And 24 Floors</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 22, 23 And 24 Floors</i>								
Under Construction	20%							D

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileConcealSpLn	25%			2030	**	5	\$176,100	B
AcousTileSusp.Lay-In	32%			2030	**	5	\$180,300	B
Exposed Concrete	5%	Now	\$174,300	LIFE	**	5	\$4,400	B
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steam Room</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Gypsum Board	5%			LIFE	**	5-10	\$96,800	B
Plaster	3%			LIFE	**	5-10	\$29,000	B
Plaster	10%	Now	\$284,400	LIFE	**	5	\$35,200	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 22, 23, And 24 Floors</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 22, 23, And 24 Floors</i>								
Under Construction	20%							D

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	20%			2045	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 4000 Amps Main Disconnect Switch</i>								
Fused Disc Sw	40%			2025	\$67,100	5	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4000 Amps Main Disconnect Switch</i>								
Fused Disc Sw	20%			2025	\$33,600	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								
Fused Disc Sw	20%			2025	\$33,600	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amps Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	50%			2035	**	5	\$800	B
Fused Disc Sw	30%			2025	\$101,400	5	\$500	B
Molded Case Bkrs	20%			2045	**	5	\$1,900	B

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	30%			2045	**	1		B
Conduit	40%			2035	**	1		B
Conduit	20%			2025	\$89,500	1		B
Under Construction	10%							D
<b>Panelboards</b>								
Fused Disc Sw	10%			2033	**	5	\$800	B
Fused Disc Sw	5%			2024	\$18,600	5	\$400	B
Molded Case Bkrs	55%			2041	**	5	\$5,200	B
Molded Case Bkrs	20%			2033	**	5	\$1,900	B
Under Construction	10%							D
<b>Wiring</b>								
Braided Cloth	20%	2-4	\$104,200	2050	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2045	**	1		B
Thermoplastic	30%			2025	\$156,400	1		B
Under Construction	20%							D
<b>Motor Controllers</b>								
Locally Mounted	50%			2030	**	5	\$1,200	B
Locally Mounted	45%			2023	\$217,900	5	\$1,100	B
Variable Frequency Drive	5%			2045	**			B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	50%			LIFE	**	5	\$5,300	B
Generic	50%			LIFE	**	5	\$5,300	B
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	40%			2030	**	10	\$131,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	30%			2020	\$457,800	10	\$98,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	5%			2030	**	10	\$16,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Compact Lamps</i>								
Incandescent	5%			2020	\$76,300	2	\$400	B
Under Construction	20%							D

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

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

**Lighting**

## Egress Lighting

Emergency, Battery	25%			2030	**	10	\$21,600	B
Emergency, Battery	35%			2025	\$43,900	10	\$30,300	B
Exit, LED	20%			2053	**	1		B
Exit, Service	10%			2030	**	1		B
Under Construction	10%							D

## Exterior Lighting

HID	70%			2025	\$88,300	10	\$800	B
Incandescent	30%			2020	\$45,700	2	\$200	B

**Alarm**

## Security System

No Component	70%							D
Generic	30%			2030	**	1	\$40,200	B

## Fire/Smoke Detection

No Component	65%							D
Generic, Digital	35%			2030	**			B

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

**Heating**

## Energy Source

Interruptible Gas/Dual Fuel	100%			2035	**	1		B
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## Conversion Equipment

Steam Boiler	100%			2030	**	1	\$355,000	B
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement Boiler Room*

*Explanation : 4 Units*

## Distribution

Steam Piping/Pump	100%			2025	\$2,407,200	4	\$26,500	B
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## Terminal Devices

Convactor/Radiator	80%			2030	**	1	\$92,600	B
Fan Coil Unit/Heat	20%			2020	\$1,032,400	1	\$23,200	B

**Air Conditioning**

## Energy Source

Electricity	100%			2033	**	1		B
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## Conversion Equipment

Reciprocating Compr/Chiller	60%			2020	\$702,100	1	\$99,800	B
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*R-22 Refrigerant, Extent : Light, Area Affected : 60%*

*Location : Various Floors*

Reciprocating Compr/Chiller	40%			2033	**	1	\$66,500	B
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*R-134a Refrigerant, Extent : Light, Area Affected : 40%*

*Location : Various Floors*

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Terminal Devices</b>								
Direct Expansion	60%			2020	\$641,900	1		B
Direct Expansion	40%			2033	* *	1		B
<b>Heat Rejection</b>								
Air Condenser Unit	10%			2030	* *	2	\$25,000	B
Air Condenser Unit	10%			2020	\$68,900	2	\$25,000	B
Water Cool Tower	50%	Now	\$49,500	2023	\$494,800	2	\$144,300	B
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Insulation, Roof</i>								
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Water Cool Tower	30%			2029	* *	2	\$108,200	B
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$316,500	B
<b>Exhaust Fans</b>								
Interior	60%			2020	\$228,700	2	\$6,600	B
Interior	40%			2033	* *	2	\$4,400	B
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%	Now	\$51,500	2035	* *	1		B
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<b>Water Heater</b>								
Gas Fired	100%			2018	\$80,200	2	\$5,200	B
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	* *	1		B
<b>Storm Drain Piping</b>								
Cast Iron	100%	Now	\$24,100	LIFE	* *	1		B
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<b>Sump Pump(s)</b>								
Rigid Piping	100%			2025	\$10,600	4	\$2,500	B
<b>Backflow Preventer</b>								
Generic	100%			2033	* *	1	\$22,000	B
<b>Fixtures</b>								
Generic	100%							B
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (1) B-23 (3) L-22 (4) L-12</i>								
<i>Explanation : 8 Units</i>								
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2035	* *	1-5	\$180,800	B

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

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression Sprinkler								
Under Construction	100%							D
Fire Pump Generic	100%			2040	* *	1	\$67,000	B
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 24th Floor</i>					
Chemical System Generic	100%			2020	\$25,100	1-3	\$55,000	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor Café</i>					
			<i>Explanation : 1 Set Unit</i>					

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**Asset Name** : EDGEWATER VILLAGE HALL  
**Address** : 111 CANAL STREET @TAPPEN PARK  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DGS0050.000 / 13693 **Yr Built/Renovated** : 1889 / 1992  
**Area Sq Ft** : 8,000 **Project Type** : PUBLIC BUILDINGS  
**Date of Survey** : 24-May-2013 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 523 **Lot** : 1 **BIN** : 5013729

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$1,126,700	\$138,000
Interior Architecture	\$115,700	\$773,500
Electrical		\$43,000
<b>Total</b>	<b>\$1,242,400</b>	<b>\$954,600</b>
Priority A	\$1,126,700	\$138,000
Priority B		\$114,400
Priority C	\$115,700	\$702,100
<b>Total</b>	<b>\$1,242,400</b>	<b>\$954,600</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$48,900			
Interior Architecture	\$18,800			\$9,200
Electrical		\$100		
Mechanical	\$1,400	\$800	\$800	\$7,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$73,000</b>	<b>\$4,800</b>	<b>\$4,800</b>	<b>\$20,400</b>
Priority A	\$48,900			
Priority B	\$15,800	\$4,800	\$4,800	\$11,200
Priority C	\$8,300			\$9,200
<b>Total</b>	<b>\$73,000</b>	<b>\$4,800</b>	<b>\$4,800</b>	<b>\$20,400</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	92%	Now	\$921,200	LIFE	**	5	\$96,500	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Window Arch, Canal Street Side</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout, Especially At Ground Level</i>								
Masonry: Brownstone	2%			LIFE	**	5	\$1,600	A
Masonry: Fieldstone	2%			LIFE	**	5	\$1,600	A
Masonry: Limestone	4%			LIFE	**	5	\$3,100	A
<b>Windows</b>								
Wood	100%	2-4	\$164,500	2040	**	5	\$41,500	A
<i>Air Infiltration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout, Especially At Window Mounted Air Conditioning Units</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : At Window Arches</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Window Arches</i>								
<b>Parapets</b>								
Metal Cornice	100%	Now	\$41,100	2052	**			A
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Painted Surfaces Peeling Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Canal Street Side</i>								
<i>Explanation : Birds Nesting Inside Corroded Sections</i>								
<b>Roof</b>								
Copper/Terne	10%			2052	**	10	\$7,900	A
Skylight, Metal/Glass	5%	Now	\$24,700	2034	**			A
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Stair To Attic</i>								
Slate	85%	2-4	\$24,100	LIFE	**			A
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throufghout</i>								
<i>Explanation : Gray Color Tiles With Red Banding</i>								
<b>Interior</b>								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Ceramic Tile	10%	Now	\$8,300	2027	**	5	\$4,100	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	90%	Now	\$65,800	2024	\$658,500	3	\$27,600	C
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Gypsum Board	60%			LIFE	**	5	\$43,600	C
Masonry: Brick	10%	Now	\$49,800	LIFE	**			C
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Throughout</i>								
Plaster	30%			LIFE	**	5	\$10,900	C
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Windows</i>								
<b>Ceilings</b>								
AcousTileConcealSpLn	30%	Now	\$10,400	2037	**	5	\$15,300	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	70%			LIFE	**	5	\$71,400	B

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

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	98%			2024	\$43,000	10	\$7,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2024	\$600	10		B
<b>Egress Lighting</b>								
Emergency, Service	50%			2024	\$600	1		B
Exit, Service	50%			2024	\$600	1		B
<b>Exterior Lighting</b>								
Not Accessible	100%							D
<b>Alarm</b>								
<b>Security System</b>								
Not Accessible	100%							D
<b>Fire/Smoke Detection</b>								
Not Accessible	100%							D
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Fuel Oil No 2	100%			2044	**	5	\$2,500	B
<b>Conversion Equipment</b>								
Steam Boiler	100%			2037	**	1	\$7,900	B
<b>Distribution</b>								
Steam Piping/Pump	100%			2044	**	4	\$600	B
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2040	**	1		B
<b>Conversion Equipment</b>								
Window/Wall Unit	30%			2019	\$5,200	1		B
No Component	70%							D
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Galv Iron/Steel	100%			2037	**	1		B
<b>Water Heater</b>								
Gas Fired	100%			2022	\$2,000	2	\$100	B
<b>HW Heat Exchanger</b>								
Low Temp	100%			2044	**	4	\$1,200	B
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		B
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		B
<b>Sump Pump(s)</b>								
Not Accessible	100%							D

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

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

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

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

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

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

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

Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**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** : 30-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,8,9  
**Block** : 197 **Lot** : 17 **BIN** : 1002358

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$131,200	\$134,500
Interior Architecture	\$172,300	
Electrical	\$81,800	\$774,000
Mechanical		\$1,204,500
<b>Total</b>	<b>\$385,400</b>	<b>\$2,113,100</b>
Priority A	\$131,200	\$134,500
Priority B	\$81,800	\$1,978,600
Priority C	\$172,300	
<b>Total</b>	<b>\$385,400</b>	<b>\$2,113,100</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$75,300			
Interior Architecture	\$245,000	\$7,000	\$14,100	\$12,400
Electrical	\$2,200	\$1,100	\$1,300	\$1,600
Mechanical	\$18,200	\$10,300	\$10,000	\$10,000
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
<b>Total</b>	<b>\$367,400</b>	<b>\$45,100</b>	<b>\$52,000</b>	<b>\$50,600</b>
Priority A	\$75,300			
Priority B	\$77,800	\$45,100	\$38,000	\$38,200
Priority C	\$214,300		\$14,100	\$12,400
<b>Total</b>	<b>\$367,400</b>	<b>\$45,100</b>	<b>\$52,000</b>	<b>\$50,600</b>



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	2%			2060	**	10	\$5,200	A
Masonry: Brick	78%			LIFE	**	5	\$172,100	A
Masonry: Brick	3%	Now	\$19,200	LIFE	**	5	\$3,300	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Chimney</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
Masonry: Granite	3%			LIFE	**	5	\$5,000	A
Masonry: Limestone	5%			LIFE	**	5	\$8,300	A
Masonry: Limestone	2%			LIFE	**	5	\$3,300	A
Metal Panel	2%			2035	**	5-10	\$15,200	A
Stucco Cement	5%			2030	**	5	\$13,800	A
Windows								
Aluminum	75%			2041	**	5	\$21,700	A
Steel	25%			2033	**	5	\$90,300	A
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$2,700	LIFE	**	5	\$1,700	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping</i>								
Copper/Terne	10%			2060	**	5	\$2,200	A
Masonry: Brick	33%			LIFE	**	5-10	\$10,200	A
Masonry: Brick	50%	Now	\$25,000	LIFE	**	5	\$2,200	A
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : Masonry Coated</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$1,100	A
Roof								
Modified Bitumen	98%			2030	**	10	\$13,500	A
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Over 9th Floor</i>								
Skylight, Metal/Glass	2%			2045	**	10	\$900	A
Interior								

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Interior</b>									
<b>Floors</b>									
Carpet	20%	Now	\$172,500	2027	**	3	\$21,100	C	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout 2nd Through 6th Floors</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout 2nd Through 6th Floors</i>									
Carpet	40%			2024	\$344,900	3	\$42,200	C	
Ceramic Tile	5%			2034	**	5	\$3,500	C	
Mosaic Tile	3%			2030	**	5	\$5,300	C	
Terrazzo	2%			LIFE	**	5	\$2,200	C	
Vinyl Tile	30%	Now	\$172,300	2035	**	3	\$7,900	C	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 65%</i>									
<i>Location : Throughout 7th, 8th And 9th Floors</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : 9th Floor</i>									
<i>Explanation : 9x9 Units</i>									
<b>Interior Walls</b>									
Ceramic Tile	3%			2034	**	5	\$2,000	C	
Gypsum Board	20%			LIFE	**	5-10	\$22,100	C	
Metal Panel	15%			LIFE	**	10	\$4,400	C	
Marble Panels	2%			LIFE	**	10	\$500	C	
Plaster	60%			LIFE	**	5-10	\$33,200	C	
<b>Ceilings</b>									
AcousTileSusp.Lay-In	40%			2030	**	5	\$28,100	B	
AcousTileSusp.Lay-In	20%			2042	**	5	\$14,100	B	
Plaster	40%			LIFE	**	5-10	\$48,300	B	
<b>Electrical</b>									
<b>System Component Type</b>		<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>									
<b>Service Equipment</b>									
Fused Disc Sw	100%			2045	**	5	\$300	B	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 1- 2500 Amps Main Disconnect Switch</i>									
<b>Switchgear / Switchboard</b>									
Molded Case Bkrs	100%			2045	**	5	\$1,600	B	
<b>Raceway</b>									
Conduit	70%			2025	\$43,200	1		B	
Conduit	30%			2045	**	1		B	
<b>Panelboards</b>									
Fused Disc Sw	5%			2024	\$3,500	5	\$100	B	
Molded Case Bkrs	30%			2041	**	5	\$500	B	
Molded Case Bkrs	65%			2024	\$45,400	5	\$1,000	B	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$44,000	2050	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2045	**	1		B
Motor Controllers								
Locally Mounted	80%			2023	\$68,400	5	\$300	B
Locally Mounted	20%			2038	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	B
Lighting								
Interior Lighting								
Fluorescent	70%			2020	\$296,200	10	\$37,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	30%			2030	**	10	\$16,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, 2nd Floor And 3rd Floor</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2030	**	10	\$7,100	B
Exit, Service	50%			2030	**	1		B
Exterior Lighting								
HID	100%			2025	\$20,800	10	\$200	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2020	\$85,800	1	\$11,000	B
Fire/Smoke Detection								
No Component	60%							D
Generic, Analog	40%			2020	\$235,100			B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2035	**	1		B
Conversion Equipment								
Steam Boiler	100%			2030	**	1	\$58,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	100%			2025	\$396,200	4	\$4,400	B
Terminal Devices								
Convactor/Radiator	100%			2023	\$535,900	1	\$19,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		B
Conversion Equipment								
Window/Wall Unit	60%			2020	\$70,000	1		B
No Component	40%							D
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$10,400	B
No Component	80%							D
Exhaust Fans								
Interior	20%			2020	\$12,500	2	\$400	B
No Component	80%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$3,400	2035	* *	1		B
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Main, Basement</i>								
Water Heater								
Gas Fired	100%			2020	\$13,200	2	\$900	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2020	\$10,600	4	\$2,500	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (1) B-9 (2) 1-8</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2025	\$202,500	1-5	\$30,900	B

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

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**Asset Name** : FORMER P. S. 31 - BX  
**Address** : 425 GRAND CONCOURSE BTWN: EAST 144 ST., EAST 149 S  
**Borough** : BRONX **Agency's Number** : X031  
**Program / Asset #** : BOE0178.000 / 508 **Yr Built/Renovated** : 1899 / 1969  
**Area Sq Ft** : 58,000 **Project Type** : PUBLIC BUILDINGS  
**Date of Survey** : 08-Sep-2010 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2346 **Lot** : 1 **BIN** : 2001036

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$1,763,700	\$456,300
<b>Total</b>	<b>\$1,763,700</b>	<b>\$456,300</b>
Priority A	\$1,763,700	\$456,300
<b>Total</b>	<b>\$1,763,700</b>	<b>\$456,300</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$22,500			
<b>Total</b>	<b>\$22,500</b>			
Priority A	\$22,500			
<b>Total</b>	<b>\$22,500</b>			



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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**FORMER P. S. 31 - BX**  
**Asset # : 508**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$380,400	LIFE	**	5	\$43,300	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : The Building Is Presently Vacant. Construction Work Was Suspended Several Years Ago.</i>								
Masonry: Brick	90%	Now	\$1,269,100	LIFE	**	5	\$99,800	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$4,200	A
Windows								
Wood	100%			2030	**	5	\$313,200	A
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Interior</i>								
<i>Explanation : No Access Inside Building Prevented Full Examination Of Windows</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$40,100	LIFE	**	5	\$6,300	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Masonry: Brick	50%	Now	\$74,100	LIFE	**	5	\$4,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Light, Area Affected : 20%</i>								
<i>Location : Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed Below, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Not Accessible	40%							D

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

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**FORMER P. S. 31 - BX**  
**Asset # : 508**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Exterior								
Roof								
Asphalt Shingle	20%	Now	\$22,500	2037		**		A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Not Accessible	80%							D
Interior								
Floors								
Not Accessible	100%							D
Interior Walls								
Not Accessible	100%							D
Ceilings								
Not Accessible	100%							D
<b>Electrical</b>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Building Is Closed And Not Occupied For Many Years</i>								
Transformers								
Not Accessible	100%							D
Switchgear / Switchboard								
Not Accessible	100%							D
Raceway								
Not Accessible	100%							D
Panelboards								
Not Accessible	100%							D
Wiring								
Not Accessible	100%							D
Motor Controllers								
Not Accessible	100%							D
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Not Accessible	100%							D
Egress Lighting								
Not Accessible	100%							D

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**FORMER P. S. 31 - BX**  
**Asset # : 508**

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

## Lighting

Exterior Lighting								
Not Accessible	100%							D

## Alarm

Security System								
Not Accessible	100%							D
Fire/Smoke Detection								
Not Accessible	100%							D

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

## Heating

Energy Source								
Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Building Is Closed And Unoccupied</i>								

Conversion Equipment								
Not Accessible	100%							D
Distribution								
Not Accessible	100%							D
Terminal Devices								
Not Accessible	100%							D

## Ventilation

Distribution								
Not Accessible	100%							D
Exhaust Fans								
Not Accessible	100%							D

## Plumbing

H/C Water Piping								
Not Accessible	100%							D
Water Heater								
Not Accessible	100%							D
HW Heat Exchanger								
Not Accessible	100%							D
Sanitary Piping								
Not Accessible	100%							D
Storm Drain Piping								
Not Accessible	100%							D
Sump Pump(s)								
Not Accessible	100%							D
Sewage Ejector(s)								
Not Accessible	100%							D
Backflow Preventer								
Not Accessible	100%							D

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**FORMER P. S. 31 - BX**  
**Asset # : 508**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Fixtures							
Not Accessible	100%						D
Vertical Transport							
Elevators							
Not Accessible	100%						D
Fire Suppression							
Standpipe							
Not Accessible	100%						D
Sprinkler							
Not Accessible	100%						D
Fire Pump							
Not Accessible	100%						D

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

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

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

Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**Asset Name** : HEALTH BUILDING  
**Address** : 125 WORTH STREET @ CENTRE ST.  
**Borough** : MANHATTAN **Agency's Number** : 312-120  
**Program / Asset #** : DGS0005.000 / 2050 **Yr Built/Renovated** : 1931 / 2012  
**Area Sq Ft** : 415,410 **Project Type** : 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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$1,159,400	\$697,600
Interior Architecture	\$270,600	\$1,682,600
Electrical		\$887,500
Mechanical	\$711,300	\$1,414,400
<b>Total</b>	<b>\$2,141,300</b>	<b>\$4,682,100</b>
Priority A	\$1,159,400	\$697,600
Priority B	\$818,900	\$2,544,100
Priority C	\$163,000	\$1,440,400
<b>Total</b>	<b>\$2,141,300</b>	<b>\$4,682,100</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$24,300			
Interior Architecture	\$1,736,600	\$16,800	\$47,100	\$67,300
Electrical	\$36,500	\$27,900	\$39,000	\$35,700
Mechanical	\$42,000	\$58,100	\$54,500	\$35,500
Elevators/Escalators	\$98,700	\$98,700	\$98,700	\$98,700
<b>Total</b>	<b>\$1,938,100</b>	<b>\$201,500</b>	<b>\$239,300</b>	<b>\$237,100</b>
Priority A	\$24,300			
Priority B	\$177,200	\$184,700	\$219,100	\$169,900
Priority C	\$1,736,600	\$16,800	\$20,200	\$67,300
<b>Total</b>	<b>\$1,938,100</b>	<b>\$201,500</b>	<b>\$239,300</b>	<b>\$237,100</b>



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	10%			LIFE	**	5	\$21,300	A
Masonry: Granite	70%			LIFE	**	5	\$111,800	A
Masonry: Granite	20%			LIFE	**	5	\$31,900	A
<b>Windows</b>								
Aluminum	95%	Now	\$993,500	2039	**	5	\$123,300	A
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Bronze/Brass	3%			2031	**	5	\$48,700	A
Metal Louvers	2%			2032	**	10	\$32,400	A
<b>Parapets</b>								
Masonry: Brick	40%	Now	\$102,400	LIFE	**	5	\$9,200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Masonry: Granite	60%			LIFE	**	5	\$17,400	A
<b>Roof</b>								
Copper/Terne	5%			2051	**	10	\$12,200	A
Modified Bitumen	28%			2023	\$153,100	10	\$27,300	A
Modified Bitumen	65%			2028	**	10	\$63,500	A
Skylight, Metal/Glass	2%			2023	\$277,400	10	\$6,500	A
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%			2016	\$1,651,700	3	\$269,100	C
Ceramic Tile	5%			2026	**	5	\$26,900	C
Marble Panels	7%			LIFE	**	5	\$28,300	C
Marble Panels	3%	Now	\$112,500	LIFE	**	5	\$12,100	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs To Ninth Floor</i>								
Quarry Tile	5%			2028	**	5	\$40,400	C
Raised Access Floor	5%			2032	**	5	\$100,900	C
Terrazzo	25%			LIFE	**	5	\$105,100	C
Vinyl Tile	25%			2023	\$1,100,200	3	\$50,500	C
<b>Interior Walls</b>								
Ceramic Tile	2%			2026	**	5	\$8,400	C
Gypsum Board	10%			LIFE	**	5	\$25,200	C
Metal Panel	5%			LIFE	**			C
Marble Panels	20%			LIFE	**			C
Plaster	48%			LIFE	**	5	\$60,400	C
SGFT/Glazed Masonry	10%			LIFE	**			C
Wood	5%			LIFE	**	5	\$83,900	C

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	10%			2028	**	5	\$53,800	B
AcousTileSusp.Lay-In	40%			2028	**	5	\$215,300	B
Masonry: Marble	3%			LIFE	**	1		B
Masonry: Vault Struct	5%			LIFE	**			B
Mosaic Tile	2%			LIFE	**	1		B
Plaster	40%			LIFE	**	5	\$134,600	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2053	**	5	\$900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Recent Installation Rated @ 4000 Amperes</i>								
Under Construction	50%							D
Transformers								
Dry Type	100%			2043	**	5	\$1,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Recent Installation Rated 2- 1500 Kva</i>								
Switchgear / Switchboard								
Molded Case Bkrs	90%			2053	**	5	\$9,800	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Under Construction	10%							D
Raceway								
Conduit	80%			2053	**	1		B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Conduit	20%			2023	\$134,200	1		B
Panelboards								
Molded Case Bkrs	90%			2048	**	5	\$9,800	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	10%			2031	**	5	\$1,100	B
Wiring								
Thermoplastic	90%			2053	**	1		B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2033	**	1		B
Motor Controllers								
Locally Mounted	20%			2021	\$145,300	5	\$600	B
Under Construction	80%							D

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Ground</b>								
Grounding Devices Generic	100%			LIFE	**	5	\$6,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Newly Installed</i>								
<b>Stand-by Power</b>								
Transfer Switches Under Construction	100%							D
Generators Under Construction	100%							D
Fuel Storage Under Construction	100%							D
<b>Lighting</b>								
Interior Lighting Fluorescent	10%			2023	\$176,800	10	\$38,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	90%			2031	**	10	\$342,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting Emergency, Battery	50%			2031	**	10	\$50,100	B
Exit, LED	50%			2058	**	1		B
<b>Alarm</b>								
Security System No Component	70%							D
Generic	30%			2031	**	1	\$46,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Other Public Spaces</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection Generic	100%			2031	**	1-3	\$263,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source Utility Steam	100%			2033	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Steam Room</i>								
<i>Explanation : Steam From Con Ed</i>								

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2032	**	5	\$24,700	B
Distribution								
Steam Piping/Pump	100%			2033	**	4	\$30,700	B
Terminal Devices								
Convactor/Radiator	100%			2028	**	1	\$134,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	20%			2024	\$1,029,000	2	\$5,100	B
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Various Locations</i>					
Window/Wall Unit	80%			2018	\$657,000	1		B
Heat Rejection								
Remote Air Cond	20%			2028	**	2	\$57,900	B
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$46,300	B
No Component	80%							D
Exhaust Fans								
Interior	75%			2023	\$331,200	2	\$9,500	B
No Component	25%							D
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2033	**	1		B
Galv Iron/Steel	50%			2028	**	1		B
HW Heat Exchanger								
HTHW/HW	100%			2033	**			B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2028	**	4	\$2,500	B
Sewage Ejector(s)								
Electric	100%			2028	**	4	\$2,500	B
Backflow Preventer								
No Component	70%							D
Generic	30%			2028	**	1	\$7,600	B
Fixtures								
Generic	100%							B
Vertical Transport								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-10</i>						
		<i>Explanation : 10 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$209,400	B
Sprinkler								
No Component	25%							D
Generic	75%			2043	* *	1-2	\$87,300	B

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

Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**Asset Name** : KENT AVENUE SHOPS  
**Address** : 390 KENT AVENUE @WILLIAMSBURG BRIDGE  
**Borough** : BROOKLYN **Agency's Number** : 312-350  
**Program / Asset #** : DGS0025.000 / 2037 **Yr Built/Renovated** : 1954 / 2012  
**Area Sq Ft** : 85,438 **Project Type** : PUBLIC BUILDINGS  
**Date of Survey** : 30-May-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2467 **Lot** : 1 **BIN** : 3063635

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture		\$102,200
Interior Architecture	\$1,196,300	\$119,900
Electrical	\$78,400	\$38,700
Mechanical		\$88,600
<b>Total</b>	<b>\$1,274,700</b>	<b>\$349,300</b>
Priority A		\$102,200
Priority B	\$623,800	\$127,300
Priority C	\$650,800	\$119,900
<b>Total</b>	<b>\$1,274,700</b>	<b>\$349,300</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$23,100			\$6,200
Interior Architecture	\$24,700			\$3,200
Electrical	\$4,400	\$1,900	\$1,700	\$34,500
Mechanical	\$70,600	\$22,700	\$27,600	\$25,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$126,600</b>	<b>\$28,500</b>	<b>\$33,200</b>	<b>\$72,800</b>
Priority A	\$23,100			\$6,200
Priority B	\$78,900	\$28,500	\$33,200	\$63,500
Priority C	\$24,700			\$3,200
<b>Total</b>	<b>\$126,600</b>	<b>\$28,500</b>	<b>\$33,200</b>	<b>\$72,800</b>



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

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**KENT AVENUE SHOPS**  
**Asset # : 2037**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$21,100	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	75%			LIFE	**	5	\$31,700	A
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	5%			LIFE	**	5	\$1,600	A
Metal Coiling Doors	10%	2-4	\$23,100	2029	**	5	\$6,600	A
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
<b>Windows</b>								
Aluminum	100%			2049	**	5	\$12,300	A
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<b>Parapets</b>								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$11,000	A
Masonry: Brick	90%			LIFE	**	5	\$12,800	A
<b>Roof</b>								
Built-Up (BUR)	100%			2034	**	10	\$102,200	A
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	15%	Now	\$57,600	LIFE	**	5	\$42,000	C
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Loading Dock And Throughout</i>							
Ceramic Tile	5%	2-4	\$11,900	2027	**	5	\$3,200	C
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Panel/Paver: Cer/Brk	25%	2-4	\$289,200	2040	**	5	\$36,000	C
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	10%	Now	\$20,900	2029	**	3	\$4,800	C
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout Offices</i>							
Vinyl Tile	10%	4+	\$104,600	2034	**	3	\$4,800	C
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
Wood	35%			2039	**	5	\$83,900	C

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**KENT AVENUE SHOPS**  
**Asset # : 2037**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	50%	4+	\$136,600	LIFE	**	5	\$12,800	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	25%	4+	\$12,800	LIFE	**	5	\$9,600	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			C
<b>Ceilings</b>								
AcousTileConcealSpLn	25%	Now	\$248,700	2044	**	5	\$20,000	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lockers, Basement And Bathrooms</i>								
Exposed Concrete	75%	4+	\$296,800	LIFE	**	5	\$15,000	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Under Loading Dock Area</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2044	**	5	\$2,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	90%			2044	**	5	\$400	B
Molded Case Bkrs	10%			2044	**	5	\$200	B
<b>Raceway</b>								
Conduit	50%			2024	\$19,000	1		B
Conduit	50%			2044	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	10%			2040	**	5	\$200	B
Molded Case Bkrs	85%			2040	**	5	\$1,900	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, 1st Floor</i>								
Molded Case Bkrs	5%			2023	\$1,500	5	\$100	B
<b>Wiring</b>								
Braided Cloth	10%	2-4	\$2,800	2049	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	90%			2044	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	50%			2022	\$19,700	5	\$300	B
Locally Mounted	50%			2037	**	5	\$300	B

**Ground**

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**KENT AVENUE SHOPS**  
**Asset # : 2037**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	B
Lighting								
Interior Lighting								
Fluorescent	100%			2029	**	10	\$78,400	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T-8 Lamps</i>						
Egress Lighting								
Emergency, Battery	50%			2019	\$14,900	10	\$10,300	B
Exit, Service	50%			2019	\$6,000	1		B
Exterior Lighting								
HID	100%			2029	**	10	\$300	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2029	**	1	\$16,000	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Fuel Oil No 2	100%	Now	\$10,100	2044	**	5	\$13,200	B
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Oil Supply System</i>						
Conversion Equipment								
Steam Boiler	100%	Now	\$8,000	2037	**	1	\$76,100	B
		<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Control System</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Boilers</i>						
Distribution								
Steam Piping/Pump	100%			2034	**	4	\$4,200	B
Terminal Devices								
Air Handler	20%			2024	\$88,600	1	\$10,600	B
Convactor/Radiator	60%			2037	**	1	\$16,600	B
Fan Coil Unit/Heat	20%			2029	**	1	\$5,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		B
Conversion Equipment								
Window/Wall Unit	20%			2022	\$33,800	1		B
No Component	80%							D
Ventilation								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**KENT AVENUE SHOPS**  
**Asset # : 2037**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$47,600	B
Exhaust Fans								
Interior	10%			2024	\$9,100	2	\$300	B
Roof	90%			2034	**	2	\$2,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Few Fans Still To Be Connected To The Controllers</i>								
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	**	1		B
Water Heater								
Gas Fired	100%	0-2	\$19,100	2024	\$19,100	2	\$1,000	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
HW Heat Exchanger								
Low Temp	100%			2034	**	4	\$8,400	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Submersible	100%			2017	\$6,400	4	\$2,500	B
Sewage Ejector(s)								
Compressed Air	100%	0-2	\$27,400	2054	**	4	\$1,600	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
Generic	100%			2024	\$8,000	1	\$5,200	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement: First Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2044	**	1-5	\$43,100	B

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$436,100	\$744,900
Interior Architecture	\$6,466,400	\$30,472,700
Electrical	\$226,100	\$2,168,100
Mechanical	\$337,400	\$4,153,700
<b>Total</b>	<b>\$7,466,000</b>	<b>\$37,539,300</b>
Priority A	\$436,100	\$744,900
Priority B	\$3,372,600	\$17,812,000
Priority C	\$3,657,300	\$18,982,400
<b>Total</b>	<b>\$7,466,000</b>	<b>\$37,539,300</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$36,800	\$30,600	\$32,200	
Interior Architecture	\$256,000		\$11,333,800	\$288,200
Electrical	\$49,100	\$26,900	\$32,900	\$30,700
Mechanical	\$102,700	\$158,600	\$142,600	\$158,600
Elevators/Escalators	\$106,600	\$106,600	\$106,600	\$106,600
<b>Total</b>	<b>\$551,100</b>	<b>\$322,700</b>	<b>\$11,648,200</b>	<b>\$584,100</b>
Priority A	\$36,800	\$30,600	\$32,200	
Priority B	\$258,400	\$292,100	\$282,100	\$295,900
Priority C	\$256,000		\$11,333,800	\$288,200
<b>Total</b>	<b>\$551,100</b>	<b>\$322,700</b>	<b>\$11,648,200</b>	<b>\$584,100</b>



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

**Asset # : 2043**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$138,100	A
Masonry: Brick	78%	Now	\$400,000	LIFE	**	5	\$275,700	A
<i>Repairs in Progress, Extent : Light, Area Affected : 10%</i>								
<i>Location : Adams Street Facade</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Under Windows</i>								
Masonry: Limestone	10%			LIFE	**	5	\$26,500	A
Metal Panel	2%			2042	**	5-10	\$48,600	A
Granite Panels	2%	Now	\$36,100	LIFE	**	5	\$5,300	A
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Building Base On West Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Building Base On West Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
Stucco Cement	2%			2035	**	5	\$17,700	A
Window Wall	1%			2042	**	5	\$13,300	A
<b>Windows</b>								
Aluminum	90%			2038	**	5	\$64,500	A
Steel	10%	Now	\$18,000	2030	**	5	\$44,800	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse Level</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Penthouse Level</i>								
<b>Parapets</b>								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$11,300	A
Masonry: Brick	75%			LIFE	**	5	\$7,300	A
Metal Rail	10%			2027	**	5-10	\$17,600	A
<b>Roof</b>								
Cast in Place Concrete	5%			LIFE	**			A
Copper/Terne	75%			2050	**	10	\$157,100	A
Modified Bitumen	20%	Now	\$18,800	2022	\$93,800			A
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

**Interior**

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

**Asset # : 2043**

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%			2018	\$10,681,200	3	\$1,305,200	C
Carpet	10%			2021	\$5,340,600	3	\$652,600	C
Cast in Place Concrete	10%			LIFE	**	5	\$951,700	C
Ceramic Tile	3%			2025	\$2,432,500	5	\$130,500	C
Marble Panels	2%			LIFE	**	5	\$65,300	C
Terrazzo	2%			LIFE	**	5	\$68,000	C
<i>Horizontal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Entrance</i>								
Vinyl Tile	43%			2022	\$15,297,000	3	\$935,400	C
Vinyl Tile	10%	Now	\$3,557,400	2032	**	3	\$163,100	C
<i>Adhesion Failure, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement And 8th Floor</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Basement And 8th Floor</i>								
<b>Interior Walls</b>								
Cast in Place Concrete	10%	Now	\$99,900	LIFE	**			C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Vault In Basement</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Electrical Room,Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Electrical Room,Basement</i>								
Glass: Single Pane	5%			LIFE	**	5	\$6,200	C
Gypsum Board	38%			LIFE	**	5	\$37,400	C
Masonry: Brick	10%			LIFE	**			C
Marble Panels	2%			LIFE	**			C
Plaster	35%	Now	\$22,200	LIFE	**	5	\$17,200	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 8th Floor, Various Offices On Other Floors</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : 8th Floor</i>								

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

**Asset # : 2043**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	25%			2020	\$8,461,100	5	\$1,359,600	B
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	35%	Now	\$1,184,600	2027	**	5	\$761,400	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Throughout</i>								
AcousTileSusp.Lay-In	8%	Now	\$1,624,500	2035	**	5	\$174,000	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 8th Floor</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 8th Floor</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 8th Floor</i>								
Exposed Concrete	5%			LIFE	**	5	\$34,000	B
<i>Recent Repair Evident, Extent : Light, Area Affected : 8%</i>								
<i>Location : Electrical Room, Basement</i>								
Plaster	25%			LIFE	**	5	\$679,800	B
Plaster	2%			LIFE	**	5	\$54,400	B

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2048	**	5	\$1,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : 4000 Amps</i>								
Fused Disc Sw	25%			2022	\$42,000	5	\$300	B
Transformers								
Dry Type	100%			2039	**	5	\$1,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Various Sizes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2048	**	5	\$8,400	B
Raceway								
Conduit	80%			2022	\$357,900	1		B
Conduit	20%			2048	**	1		B
Panelboards								
Molded Case Bkrs	20%			2030	**	5	\$1,700	B
Molded Case Bkrs	80%			2044	**	5	\$6,700	B

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

**Asset # : 2043**

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	30%	2-4	\$156,400	2047	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Thermoplastic	30%			2032	**	1		B
Thermoplastic	40%			2048	**	1		B
Motor Controllers								
Locally Mounted	70%			2035	**	5	\$1,500	B
Motor Control Center	30%			2035	**	5	\$2,600	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$4,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main Basement</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2020		1	\$98,500	B
Generators								
Diesel	100%			2018	\$69,800	1	\$123,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Pump Room Basement</i>								
<i>Explanation : One 41 Kva</i>								
Batteries								
Lead/Acid	100%			2016	\$700	5	\$11,900	B
Fuel Storage								
Day Tank	50%			2021	\$11,200	5	\$29,700	B
Main Tank	50%			2025	\$18,600	5	\$4,700	B
Lighting								
Interior Lighting								
Fluorescent	100%			2022	\$1,362,200	10	\$293,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	10%			2027	**	1		B
Exit, LED	90%			2062	**	1		B
Exterior Lighting								
HID	100%			2022	\$112,600	10	\$1,000	B
Alarm								
Fire/Smoke Detection								
No Component	75%							D
Generic	25%			2027	**	1-3	\$49,300	B

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

**Asset # : 2043**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2042	**	1		B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Vault</i>							
	<i>Explanation : One 10,000 Gallon Tank</i>							
Conversion Equipment								
Steam Boiler	100%			2035	**	1	\$316,900	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 3 Units</i>							
Distribution								
Hot Wtr Piping/Pump	50%			2030	**	4	\$7,900	B
Steam Piping/Pump	50%			2032	**	4	\$11,800	B
Terminal Devices								
Air Handler	30%	Now	\$10,000	2022	\$497,800	1	\$53,400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 3%</i>							
	<i>Location : Compressor And Air Dryer</i>							
	<i>Explanation : Pneumatic Control System</i>							
Convactor/Radiator	50%			2035	**	1	\$51,700	B
Fan Coil Unit/Heat	20%			2022	\$921,600	1	\$20,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2031	**	1	\$311,700	B
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Ext Pkg Unit - Cooling	5%			2022	\$71,000	2	\$1,000	B
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
No Component	5%							D
Distribution								
Chilled Wtr Pipe/Pump	80%			2032	**	4	\$18,900	B
No Component	20%							D
Terminal Devices								
Air Handler/Cool/Ht	90%	Now	\$111,800	2022	\$1,117,600	1	\$160,300	B
	<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Multiple Locations Throughout Building</i>							
Fan Coil - Cool/Heat	5%			2022	\$276,700	1	\$5,200	B
No Component	5%							D

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

**Asset # : 2043**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Air Condenser Unit	5%			2022	\$29,200	2	\$11,100	B
Water Cool Tower	90%			2023	\$755,200	2	\$289,800	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Adjacent Building</i>							
	<i>Explanation : Cooling Tower</i>							
No Component	5%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$178,400	B
Exhaust Fans								
Interior	80%			2022	\$272,100	2	\$7,800	B
Roof	20%			2022	\$48,900	2	\$2,000	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$183,800	2027	**	1		B
	<i>Corroded, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Water Heater								
Gas Fired	100%			2020	\$71,600	2	\$4,700	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One 250 Gallon Tank</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2022	\$10,600	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2022	\$10,600	4	\$1,600	B
Fixtures								
Generic	100%							B
	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Travel From 1st : 12th Floor</i>							
	<i>Explanation : 9 Units</i>							
Fire Suppression								
Standpipe								
Generic	100%			2042	**	1-5	\$161,300	B
Sprinkler								
No Component	95%							D
Generic	5%			2032	**	1-2	\$4,500	B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**KINGS SUPREME CIVIL COURT OFFICE BUILDING**  
**Asset # : 2043**

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**Asset Name** : LOUIS LEFKOWITZ BLDG.  
**Address** : 80 CENTRE STREET @ WORTH ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGS0055.000 / 13877 **Yr Built/Renovated** : 1927 / 2007  
**Area Sq Ft** : 500,000 **Project Type** : PUBLIC BUILDINGS  
**Date of Survey** : 29-Feb-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,5,7,8,9,ph  
**Block** : 166 **Lot** : 27 **BIN** : 1001830

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$2,637,500	\$1,374,300
Interior Architecture	\$1,716,400	\$2,498,900
Electrical	\$1,195,200	\$5,748,600
Mechanical	\$905,600	\$4,755,200
<b>Total</b>	<b>\$6,454,700</b>	<b>\$14,377,000</b>
Priority A	\$2,637,500	\$1,374,300
Priority B	\$2,209,000	\$10,776,300
Priority C	\$1,608,200	\$2,226,400
<b>Total</b>	<b>\$6,454,700</b>	<b>\$14,377,000</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture			\$1,100	
Interior Architecture	\$33,200	\$38,300	\$26,900	\$23,500
Electrical	\$74,300	\$59,000	\$55,300	\$50,900
Mechanical	\$49,900	\$76,200	\$70,400	\$48,700
Elevators/Escalators	\$88,800	\$88,800	\$88,800	\$88,800
<b>Total</b>	<b>\$246,200</b>	<b>\$262,400</b>	<b>\$242,600</b>	<b>\$212,000</b>
Priority A			\$1,100	
Priority B	\$239,900	\$224,100	\$214,600	\$188,500
Priority C	\$6,300	\$38,300	\$26,900	\$23,500
<b>Total</b>	<b>\$246,200</b>	<b>\$262,400</b>	<b>\$242,600</b>	<b>\$212,000</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**LOUIS LEFKOWITZ BLDG.**  
**Asset # : 13877**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Bronze/Brass	2%			LIFE	**			A
Copper/terne	3%			2043	**	10	\$15,000	A
Masonry: Brick	45%			LIFE	**	5	\$95,800	A
Masonry: Granite	40%			LIFE	**	5	\$63,900	A
Masonry: Granite	10%	Now	\$242,300	LIFE	**	5	\$16,000	A
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse, Window Sills</i>								
<hr/>								
Windows								
Bronze/Brass	60%			2031	**	5	\$973,200	A
Steel	40%	Now	\$1,564,600	2031	**	5	\$648,800	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Courtyards</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Courtyards</i>								
<hr/>								
Parapets								
Copper/terne	2%			2043	**	5	\$2,200	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Coping</i>								
<i>Explanation : Covered With Tar</i>								
Masonry: Brick	53%			LIFE	**	5	\$12,200	A
Masonry: Granite	45%			LIFE	**	5	\$13,100	A
<hr/>								
Roof								
Built-Up (BUR)	80%	Now	\$344,000	2033	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 9th Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Over 9th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over 9th Floor</i>								
Single Ply Membrane	20%			2023		10	\$19,500	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Over 8th Floor</i>								

**Interior**

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**LOUIS LEFKOWITZ BLDG.**  
**Asset # : 13877**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
<b>Interior</b>								
<b>Floors</b>								
Carpet	5%			2024	\$330,300	3	\$40,400	C
Cast in Place Concrete	10%			LIFE	**	5	\$117,700	C
Ceramic Tile	3%			2032	**	5	\$16,100	C
Mosaic Tile	2%			2028	**	5	\$26,900	C
Vinyl Tile	45%			2023	\$1,980,400	3	\$90,800	C
Vinyl Tile	35%	Now	\$1,540,300	2033	**	3	\$70,600	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors And Offices, 9th Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors And Offices, 9th Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9 Tiles</i>								
<hr/>								
<b>Interior Walls</b>								
Ceramic Tile	3%			2026	**	5	\$12,600	C
Glass: Single Pane	2%			LIFE	**	5	\$6,300	C
Gypsum Board	25%			LIFE	**	5	\$62,900	C
Gypsum Board	5%			LIFE	**	5	\$12,600	C
Masonry: Brick	5%			LIFE	**			C
Metal Panel	8%			LIFE	**			C
Marble Panels	10%			LIFE	**			C
Plaster	7%	Now	\$68,000	LIFE	**	5	\$8,800	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 9th Floor</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 9th Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 9th Floor</i>								
Plaster	35%			LIFE	**	5	\$44,000	C
<hr/>								
<b>Ceilings</b>								
AcousTile,Adhered	20%			2028	**	5	\$107,600	B
AcousTileSusp.Lay-In	10%			2036	**	5	\$53,800	B
Gypsum Board	5%			LIFE	**	5	\$33,600	B
Plaster	52%			LIFE	**	5	\$174,900	B
Plaster	8%	Now	\$54,300	LIFE	**	5	\$26,900	B
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 9th Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 9th Floor</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 9th Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 9th Floor</i>								
Plaster	5%			LIFE	**	5	\$16,800	B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**LOUIS LEFKOWITZ BLDG.**  
**Asset # : 13877**

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	30%			2049	**	5	\$800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Low Voltage Power Breaker Rated @ 4000 Amperes</i>							
Fused Disc Sw	70%			2033	**	5	\$1,500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 2- 4000 Amps Main Service Protectors</i>							
Switchgear / Switchboard								
Air Circuit Breaker	30%			2049	**	5	\$800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Low Voltage Power Breakers</i>							
Fused Disc Sw	70%			2033	**	5	\$1,500	B
Raceway								
Conduit	90%			2023		1	\$603,900	B
Conduit	10%			2049	**	1		B
Panelboards								
Fused Disc Sw	5%			2045	**	5	\$600	B
Molded Case Bkrs	85%			2022		5	\$11,200	B
Molded Case Bkrs	10%			2045	**	5	\$1,300	B
Wiring								
Braided Cloth	90%	2-4	\$703,600	2048	**	1		B
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	10%			2049	**	1		B
Motor Controllers								
Locally Mounted	60%	2-4	\$435,900	2043	**	5	\$1,000	B
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Locally Mounted	20%			2021		5	\$700	B
Locally Mounted	20%			2040	**	5	\$700	B
Ground								
Grounding Devices								
Not Accessible	50%							D
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : Covered With Insulation</i>							
Generic	50%			LIFE	**	5	\$3,700	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	**	1	\$153,800	B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**LOUIS LEFKOWITZ BLDG.**  
**Asset # : 13877**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Generators</b>								
Diesel	100%			2026	* *	1	\$193,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 125 Kw Onan Cummins Genset</i>								
<b>Batteries</b>								
Nickel Cadmium	100%			2016			\$700	B
<b>Fuel Storage</b>								
<b>Day Tank</b>								
	50%			2031	* *	5	\$46,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : No Available Rating Capacity</i>								
<b>Main Tank</b>								
	50%			2038	* *	5	\$7,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
<b>Fluorescent</b>								
	75%			2023	\$1,596,300	10	\$343,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
<b>Fluorescent</b>								
	20%			2031	* *	10	\$91,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Some Areas</i>								
<i>Explanation : T-8 Lamps</i>								
<b>Fluorescent</b>								
	5%			2023	\$106,400	10	\$22,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Staircase Area</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
<b>Egress Lighting</b>								
<b>Emergency, Battery</b>								
	40%			2023	\$69,900	10	\$48,300	B
<b>Exit, LED</b>								
	60%			2038	* *	1		B
<b>Alarm</b>								
<b>Security System</b>								
<b>No Component</b>								
	70%							D
<b>Generic</b>								
	30%			2023	\$436,400	1	\$56,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Other Public Spaces</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
<b>No Component</b>								
	65%							D
<b>Generic</b>								
	35%			2023	\$1,743,000	1-3	\$107,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Offices</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**LOUIS LEFKOWITZ BLDG.**  
**Asset # : 13877**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2033	**	1		B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Sub Basement Steam Room</i>							
	<i>Explanation : Steam From Con Ed</i>							
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%	Now	\$6,000	2026	**	5	\$14,800	B
	<i>Leak Evident, Extent : Severe, Area Affected : 3%</i>							
	<i>Location : Sub Basement Prv Room</i>							
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Sub -basement Prv Room</i>							
	<i>Explanation : 2 Heat Exchangers For Marriage Bureau Heating Devices</i>							
Distribution								
Hot Wtr Piping/Pump	5%			2045	**	4	\$1,800	B
Steam Piping/Pump	95%			2033	**	4	\$35,100	B
Terminal Devices								
Air Handler	5%			2031	**	1	\$15,500	B
Convactor/Radiator	90%			2021	\$4,087,600	1	\$145,300	B
Fan Coil Unit/Heat	5%			2031	**	1	\$8,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2031	**	1	\$11,600	B
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Lower Roof, For Marriage Bureau</i>							
Window/Wall Unit	85%			2018	\$840,200	1		B
No Component	10%							D
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Sub Basement</i>							
	<i>Explanation : 1 Electric Centrifugal System Never Been Connected</i>							
Distribution								
Chilled Wtr Pipe/Pump	5%			2049	**	4	\$1,800	B
No Component	95%							D
Terminal Devices								
Air Handler/Cool/Ht	5%			2031	**	1	\$15,500	B
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Marriage Bureau</i>							
	<i>Explanation : For Marriage Bureau</i>							
No Component	95%							D
Heat Rejection								
Air Condenser Unit	5%			2031	**	2	\$17,400	B
No Component	95%							D
Ventilation								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**LOUIS LEFKOWITZ BLDG.**  
**Asset # : 13877**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$278,800	B
Exhaust Fans								
Interior	90%			2023	\$478,400	2	\$13,800	B
Roof	10%			2028	**	2	\$1,500	B
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2043	**	1		B
Galv Iron/Steel	10%	2-4	\$2,900	2028	**	1		B
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Main, Sub Basement</i>								
HW Heat Exchanger								
Low Temp	100%			2033	**	4	\$74,200	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2031	**	4	\$1,600	B
Backflow Preventer								
No Component	50%							D
Generic	50%			2028	**	1	\$15,300	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-9</i>								
<i>Explanation : 10 Units - 2 Freight, 8 Passenger</i>								
Fire Suppression								
Standpipe								
Generic	100%			2043	**	1-5	\$261,400	B
Sprinkler								
No Component	90%							D
Generic	10%			2033	**	1-2	\$14,000	B

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**Asset Name** : MIDTOWN COMMUNITY COURT  
**Address** : 314 W. 54 STREET @EIGHTH AVE.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGS0058.000 / 13880 **Yr Built/Renovated** : 1896 / 2012  
**Area Sq Ft** : 36,000 **Project Type** : PUBLIC BUILDINGS  
**Date of Survey** : 17-Feb-2012 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,6  
**Block** : 1044 **Lot** : 22 **BIN** : 1025397

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$152,700	\$403,900
Interior Architecture	\$62,300	\$292,700
Electrical	\$157,900	\$117,900
Mechanical	\$52,500	\$803,200
<b>Total</b>	<b>\$425,500</b>	<b>\$1,617,600</b>
Priority A	\$152,700	\$403,900
Priority B	\$210,500	\$921,100
Priority C	\$62,300	\$292,700
<b>Total</b>	<b>\$425,500</b>	<b>\$1,617,600</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture		\$25,900	\$19,900	
Interior Architecture	\$69,600	\$7,100	\$14,300	\$8,200
Electrical	\$30,000	\$1,300	\$27,500	\$1,000
Mechanical	\$5,700	\$7,200	\$55,000	\$6,600
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
<b>Total</b>	<b>\$111,200</b>	<b>\$47,500</b>	<b>\$122,700</b>	<b>\$21,700</b>
Priority A		\$25,900	\$19,900	
Priority B	\$80,500	\$14,500	\$96,600	\$13,500
Priority C	\$30,700	\$7,100	\$6,100	\$8,200
<b>Total</b>	<b>\$111,200</b>	<b>\$47,500</b>	<b>\$122,700</b>	<b>\$21,700</b>



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

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MIDTOWN COMMUNITY COURT**  
**Asset # : 13880**

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
<b>Exterior</b>								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$123,000	A
Masonry: Brick	50%			LIFE	**	5	\$52,500	A
<i>Repairs in Progress, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	10%			LIFE	**	5	\$7,900	A
Stucco Cement	15%			2028	**	5	\$39,400	A
Under Construction	10%							D
<b>Windows</b>								
Bronze/Brass	50%	Now	\$152,700	2031	**	5	\$13,000	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Painted</i>								
Steel	50%			2022		5	\$51,900	A
<b>Parapets</b>								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$900	A
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$1,300	A
Copper/Terne	10%			2043	**	5	\$500	A
Masonry: Brick	65%			LIFE	**	5	\$700	A
<i>Repairs in Progress, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Under Construction	100%							D
<b>Interior</b>								
Floors								
Carpet	15%			2022	\$164,800	3	\$24,500	C
Cast in Place Concrete	5%			LIFE	**	5	\$8,900	C
Ceramic Tile	5%			2026	**	5	\$4,100	C
Marble Panels	5%	Now	\$62,300	LIFE	**	5	\$3,100	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Stair</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Stair</i>								
Quarry Tile	10%			2028	**	5	\$12,200	C
Vinyl Tile	40%			2023	\$292,700	3	\$12,200	C
Vinyl Tile	20%			2028	**	3	\$8,200	C

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MIDTOWN COMMUNITY COURT**  
**Asset # : 13880**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$6,100	C
Concrete Masonry Unit	5%			LIFE	**	5	\$2,400	C
Gypsum Board	35%			LIFE	**	5	\$25,500	C
Masonry: Brick	5%			LIFE	**			C
Plaster	10%	Now	\$20,500	LIFE	**	5	\$3,600	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Main Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Stair</i>								
Plaster	40%			LIFE	**	5	\$14,500	C
Ceilings								
AcousTileSusp.Lay-In	40%			2036	**	5	\$32,700	B
AcousTileSusp.Lay-In	20%			2028	**	5	\$16,300	B
Masonry: Vault Struct	5%			LIFE	**			B
Plaster	10%	Now	\$22,600	LIFE	**	5	\$5,100	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 6th Floor And Bulkhead</i>								
Plaster	25%			LIFE	**	5	\$12,800	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2023	\$1,700	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 800 Amperes</i>								
Under Construction	50%							D
Switchgear / Switchboard								
Fused Disc Sw	50%			2023	\$25,300	5	\$100	B
Under Construction	50%							D
Raceway								
Conduit	75%			2023	\$20,600	1		B
Under Construction	25%							D
Panelboards								
Fused Disc Sw	10%			2022	\$3,800	5	\$100	B
Molded Case Bkrs	20%	2-4	\$7,700	2048	**	5	\$100	B
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	30%			2031	**	5	\$300	B
Molded Case Bkrs	20%			2022	\$7,700	5	\$200	B
Under Construction	20%							D

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MIDTOWN COMMUNITY COURT**  
**Asset # : 13880**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	70%	2-4	\$20,600	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2023	\$2,900	1		B
Under Construction	20%							D
<b>Motor Controllers</b>								
Locally Mounted	20%			2021	\$4,700	5		B
Under Construction	80%							D
<b>Ground</b>								
<b>Grounding Devices</b>								
Under Construction	50%							D
Generic	50%	Now	\$500	LIFE	**	5	\$300	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded And Connected With Main Water Pipe</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	80%			2018	\$157,900	10	\$26,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Under Construction	20%							D
<b>Egress Lighting</b>								
Emergency, Battery	30%			2023	\$4,100	10	\$2,600	B
Exit, LED	70%			2058	**	1		B
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							D
Generic	30%			2023	\$34,400	1	\$4,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Courtyard, 1st, 5th And 6th Floors</i>								
<i>Explanation : CCTV Surveillance System</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							D
Generic	30%			2023	\$117,900	1-3	\$6,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Alarm Bells, Strobe Lights, Horns And Manual Pull Stations</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2033	**	1		B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MIDTOWN COMMUNITY COURT**  
**Asset # : 13880**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Conversion Equipment								
Steam Boiler	100%			2028	* *	1	\$35,700	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 1 Unit - Scheduled To Be Replaced By New Hot Water Boiler</i>							
<hr/>								
Distribution								
Steam Piping/Pump	100%			2023	\$264,900	4	\$1,800	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Heating System Replacement Is In Progress</i>							
<hr/>								
Terminal Devices								
Convactor/Radiator	100%			2021	\$358,400	1	\$11,600	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Scheduled To Be Replaced</i>							
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2031	* *	1		B
<hr/>								
Conversion Equipment								
Ext Pkg Unit - Cooling	30%			2018	\$52,500	2	\$700	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : A C System Replacement Is In Progress</i>							
Window/Wall Unit	40%			2018	\$31,200	1		B
No Component	30%							D
<hr/>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	\$6,000	B
No Component	70%							D
<hr/>								
Exhaust Fans								
Interior	30%			2018	\$12,600	2	\$300	B
No Component	70%							D
<hr/>								
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2021	\$113,300	1		B
	<i>Corroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Water Main Valve, Basement</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : System Replacement Is In Progress</i>							
<hr/>								
Water Heater								
Gas Fired	100%			2023	\$8,800	2	\$500	B
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MIDTOWN COMMUNITY COURT**  
**Asset # : 13880**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Plumbing</b>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2033	* *	4	\$2,500	B
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Fixtures								
Generic	100%							B
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	* *			C
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B-6</i>					
			<i>Explanation : 1 Unit</i>					
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2053	* *	1-5	\$18,100	B
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Various</i>					
Sprinkler								
No Component	85%							D
Generic	15%			2023	\$66,500	1-2	\$1,500	B

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

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**Asset Name** : MUNICIPAL BUILDING  
**Address** : 1 CENTRE STREET  
**Borough** : MANHATTAN      **Agency's Number** : 312-101  
**Program / Asset #** : DGS0001.000 / 2071      **Yr Built/Renovated** : 1913 / 2012  
**Area Sq Ft** : 929,200      **Project Type** : PUBLIC BUILDINGS  
**Date of Survey** : 23-Feb-2012      **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,4,5,11,13,20,24,26  
**Block** : 121      **Lot** : 1      **BIN** : 1001394

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$256,100	\$1,329,000
Interior Architecture	\$2,505,400	\$1,502,200
Electrical	\$937,500	\$4,491,000
Mechanical	\$1,516,000	\$3,390,200
<b>Total</b>	<b>\$5,215,000</b>	<b>\$10,712,500</b>
Priority A	\$256,100	\$1,329,000
Priority B	\$3,320,400	\$8,697,600
Priority C	\$1,638,500	\$685,900
<b>Total</b>	<b>\$5,215,000</b>	<b>\$10,712,500</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$34,900		\$33,100	
Interior Architecture	\$389,300		\$55,300	\$4,331,900
Electrical	\$81,700	\$81,100	\$113,300	\$81,100
Mechanical	\$117,600	\$210,500	\$121,200	\$135,900
Elevators/Escalators	\$1,101,500	\$1,101,500	\$1,101,500	\$1,101,500
<b>Total</b>	<b>\$1,724,900</b>	<b>\$1,393,000</b>	<b>\$1,424,300</b>	<b>\$5,650,400</b>
Priority A	\$34,900		\$33,100	
Priority B	\$1,300,800	\$1,393,000	\$1,336,000	\$1,318,500
Priority C	\$389,300		\$55,300	\$4,331,900
<b>Total</b>	<b>\$1,724,900</b>	<b>\$1,393,000</b>	<b>\$1,424,300</b>	<b>\$5,650,400</b>



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

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MUNICIPAL BUILDING**  
**Asset # : 2071**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Granite	100%			LIFE	**	5	\$695,000	A
Windows								
Aluminum	95%			2039	**	5	\$212,400	A
Bronze/Brass	5%			2031	**	5	\$69,900	A
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$27,700	A
Masonry: Granite	30%			LIFE	**	5	\$17,400	A
Masonry: Granite	10%	Now	\$55,700	LIFE	**	5	\$5,800	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<b>Roof</b>								
Metal Panel	15%			2028	**	10	\$33,100	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sloped Roof</i>								
<i>Explanation : Painted Surface</i>								
Modified Bitumen	25%	Now	\$36,900	2023	\$184,500			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 24th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 24th Floor</i>								
Modified Bitumen	40%			2023	\$295,200	10	\$48,100	A
Panel/Paver: Cer/Brk	20%	Now	\$57,300	2043	**			A
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Chiller Room In Sub-basement</i>								
<b>Interior</b>								
Floors								
Carpet	5%			2024	\$991,800	3	\$110,600	C
Carpet	25%			2022	\$4,958,800	3	\$737,100	C
Carpet	20%			2019	\$3,967,100	3	\$589,700	C
Cast in Place Concrete	3%			LIFE	**	5	\$96,700	C
Ceramic Tile	2%			2036	**	5	\$29,500	C
Mosaic Tile	15%			2028	**	5	\$552,800	C
Marble Panels	2%			LIFE	**	5	\$22,100	C
Vinyl Tile	10%			2018	\$1,321,300	3	\$55,300	C
Vinyl Tile	18%			2028	**	3	\$132,700	C

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

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MUNICIPAL BUILDING**  
**Asset # : 2071**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	2%			2036	**	5	\$19,300	C
Concrete Masonry Unit	5%			LIFE	**	5	\$19,300	C
Glass: Single Pane	3%			LIFE	**	5	\$21,700	C
Gypsum Board	30%			LIFE	**	5	\$173,700	C
Gypsum Board	3%			LIFE	**	5	\$17,400	C
Masonry: Brick	5%			LIFE	**			C
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Electrical Room</i>								
Marble Panels	10%			LIFE	**			C
Plaster	37%			LIFE	**	5	\$107,100	C
Plaster	5%	Now	\$40,800	LIFE	**	5	\$14,500	C
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair To 25th Floor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair To 25th Floor</i>								
Ceilings								
AcousTileConcealSpLn	15%			2028	**	5	\$276,400	B
AcousTileSusp.Lay-In	5%			2028	**	5	\$73,700	B
AcousTileSusp.Lay-In	32%			2036	**	5	\$471,700	B
AcousTileSusp.Lay-In	3%			2040	**	5	\$44,200	B
Exposed Concrete	3%	Now	\$150,000	LIFE	**	5	\$6,900	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sub Basement</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sub Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sub Basement</i>								
Gypsum Board	2%			LIFE	**	5	\$36,900	B
Plaster	15%	Now	\$305,900	LIFE	**	5	\$138,200	B
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridor(s) All floors</i>								
Plaster	25%			LIFE	**	5	\$230,300	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	**	5	\$4,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : (3) 6000 Amps Bolted Pressure Switch Main Disconnects; (4) 4000 Amps Bolted Pressure Main Disconnects.</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MUNICIPAL BUILDING**  
**Asset # : 2071**

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	50%			2021	\$7,900	5	\$1,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : (3) 1000 Kva</i>								
Dry Type	50%			2036	**	5	\$1,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : (2) 500 Kva , 480/277/208 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	10%			2023	\$94,300	5	\$400	B
Molded Case Bkrs	70%			2043	**	5	\$17,100	B
Molded Case Bkrs	20%			2033	**	5	\$4,900	B
Raceway								
Busway	5%			2028	**	1		B
Conduit	55%			2023	\$674,200	1		B
Conduit	40%			2043	**	1		B
Panelboards								
Molded Case Bkrs	50%			2022	\$529,400	5	\$12,200	B
Molded Case Bkrs	50%			2039	**	5	\$12,200	B
Wiring								
Braided Cloth	20%	2-4	\$285,600	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Busway	5%			2028	**	1		B
Thermoplastic	30%			2033	**	1		B
Thermoplastic	45%			2043	**	1		B
Motor Controllers								
Locally Mounted	20%			2021	\$252,900	5	\$1,300	B
Locally Mounted	60%			2036	**	5	\$3,800	B
Motor Control Center	20%			2021	\$252,900	5	\$5,100	B
Ground								
Grounding Devices								
Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible - Covered With Insulation</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$285,900	B
Generators								
Diesel	100%			2036	**	1	\$359,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room / Basement</i>								
<i>Explanation : Cumminns Genset Rated @ 1352 Kw</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MUNICIPAL BUILDING**  
**Asset # : 2071**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Stand-by Power</b>								
<b>Batteries</b>								
Lead/Acid	100%			2018	\$700	5	\$34,400	B
<b>Fuel Storage</b>								
Day Tank	50%			2045	**	5	\$91,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room / Basement</i>								
<i>Explanation : 550 Gallons Capacity</i>								
Main Tank	50%			2038	**	5	\$14,500	B
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	59%			2028	**	10	\$533,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	30%			2023	\$1,378,700	10	\$271,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2023	\$459,600	10	\$90,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors And Basement</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
HID	1%			2023	\$38,000	10	\$300	B
<b>Egress Lighting</b>								
Emergency, Battery	50%			2028	**	10	\$118,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Some Lighting Fixtures Are Equipped With Battery Pack</i>								
Exit, LED	50%			2051	**	1		B
<b>Exterior Lighting</b>								
HID	100%			2023	\$358,200	10	\$2,800	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							D
Generic	30%			2031	**	1	\$104,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Corridors</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
<b>Fire/Smoke Detection</b>								
Under Construction	100%							D

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

**Heating**

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MUNICIPAL BUILDING**  
**Asset # : 2071**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Heating</b>							
Energy Source							
Utility Steam	100%			2033	**	1	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement Steam Room</i>					
		<i>Explanation : From Con Edison</i>					
<hr/>							
Conversion Equipment							
Pres. Reducing Valve/LP Steam	100%			2026	**	5	\$58,500
<hr/>							
Distribution							
Steam Piping/Pump	100%			2033	**	4	\$72,800
<hr/>							
Terminal Devices							
Air Handler	10%			2023	\$559,800	1	\$60,900
Convactor/Radiator	90%			2028	**	1	\$286,300
<hr/>							
<b>Air Conditioning</b>							
Energy Source							
Utility Steam	10%			2033	**	1	
Electricity	90%			2031	**	1	
<hr/>							
Conversion Equipment							
Absorption Chiller/Steam/HW	10%			2032	**	1	\$106,600
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Sub Basement Air Conditioning Equipment Room</i>					
		<i>Explanation : 90% Of Equipment Capacity Services Other Nearby City Buildings</i>					
<hr/>							
Int Pkg Unit - Cooling	10%			2021	\$1,443,800	2	\$6,000
Window/Wall Unit	65%			2018	\$1,387,300	1	
No Component	15%						D
<hr/>							
Distribution							
Chilled Wtr Pipe/Pump	10%			2033	**	4	\$7,300
No Component	90%						D
<hr/>							
Terminal Devices							
Air Handler/Cool/Ht	20%			2023	\$749,700	1	\$121,800
No Component	80%						D
<hr/>							
Heat Rejection							
Water Cool Tower	20%			2021	\$362,800	2	\$198,300
		<i>Repairs In Progress, Extent : Light, Area Affected : 10%</i>					
		<i>Location : 5 Units On 26th Floor Roof. 2 Older Units Are Currently Under Repair</i>					
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : 26th Floor Roof</i>					
		<i>Explanation : 90% Of Equipment Capacity Services Other Nearby City Buildings</i>					
<hr/>							
No Component	80%						D
<hr/>							
<b>Ventilation</b>							
Distribution							
Ductwork/Diffusers	20%			LIFE	**	2-5	\$109,800
No Component	80%						D
<hr/>							
Exhaust Fans							
Interior	20%			2023	\$96,600	2	\$6,000
No Component	80%						D

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MUNICIPAL BUILDING**  
**Asset # : 2071**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Plumbing</b>							
H/C Water Piping							
Brass/Copper	80%			2043	**	1	
Galv Iron/Steel	20%			2028	**	1	
HW Heat Exchanger							
Low Temp	100%			2033	**	4	\$146,100
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : 3 Units</i>					
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Rigid Piping	100%			2023	\$11,700	4	\$1,600
Sewage Ejector(s)							
Electric	100%			2028	**	4	\$2,500
Backflow Preventer							
Generic	100%			2031	**	1	\$60,300
Fixtures							
Generic	100%						
<b>Vertical Transport</b>							
Elevators							
Geared Traction	100%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : (16) 1-15 (8) 15-24 (4) 16-25 (2) Service Units 1-25 (1) Tower 24-36</i>					
		<i>Explanation : Total 31 Units. 30 Main Elevators, 1 Tower Elevator</i>					
<b>Fire Suppression</b>							
Standpipe							
Generic	100%			2033	**	1-5	\$496,600
Sprinkler							
No Component	70%						
Generic	30%			2033	**	1-2	\$82,800

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$65,400	\$151,500
Electrical		\$55,700
<b>Total</b>	<b>\$65,400</b>	<b>\$207,300</b>
Priority A	\$65,400	\$151,500
Priority B		\$55,700
<b>Total</b>	<b>\$65,400</b>	<b>\$207,300</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture				\$46,600
Interior Architecture	\$23,400		\$20,200	\$6,300
Electrical	\$12,300	\$11,000	\$20,200	\$12,600
Mechanical	\$15,500	\$14,500	\$19,500	\$22,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$59,100</b>	<b>\$33,400</b>	<b>\$67,800</b>	<b>\$96,000</b>
Priority A				\$46,600
Priority B	\$35,700	\$33,400	\$47,600	\$43,100
Priority C	\$23,400		\$20,200	\$6,300
<b>Total</b>	<b>\$59,100</b>	<b>\$33,400</b>	<b>\$67,800</b>	<b>\$96,000</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**OEM HEADQUARTERS**  
**Asset # : 14126**

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
<b>Exterior</b>								
Exterior Walls								
Metal, Corrugated	10%			2049	**	1		A
Metal Panel	5%			2049	**	5-10	\$17,700	A
Panel/Paver: Limestone	80%			LIFE	**	5	\$30,800	A
<i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Facade, East Facade</i>								
Window Wall	5%			2049	**	5	\$9,600	A
<b>Windows</b>								
Aluminum	100%	Now	\$65,400	2045	**	5	\$8,100	A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<b>Parapets</b>								
Metal Panel	65%			2049	**	5	\$57,900	A
Metal Rail	25%			2040	**	5-10	\$103,900	A
Panel/Paver: Limestone	10%			LIFE	**	5	\$2,500	A
<b>Roof</b>								
IRMA/Protected Membrane	100%			2031	**	10	\$47,700	A
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
Floors								
Carpet	40%			2024		3	\$60,600	C
Cast in Place Concrete	5%	Now	\$10,100	LIFE	**	5	\$11,100	C
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Plumbing Fire Protection Room</i>								
Ceramic Tile	3%			2036	**	5	\$3,000	C
Raised Access Floor	2%			2036	**	5	\$7,600	C
Vinyl Tile	50%			2031	**	3	\$25,300	C
<b>Interior Walls</b>								
Ceramic Tile	5%			2036	**	5	\$3,400	C
Glass: Single Pane	10%			LIFE	**	5	\$5,100	C
Gypsum Board	75%			LIFE	**	5	\$30,700	C
Granite Panels	5%			LIFE	**			C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor, Lobby</i>								
<i>Explanation : This Component Is Actually Slate Panels</i>								
Wood	5%			LIFE	**	5	\$13,700	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	60%			2040	**	5	\$60,600	B
Exposed Concrete	25%			LIFE	**	5	\$3,900	B
Gypsum Board	15%			LIFE	**	5	\$19,000	B
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Commissioners Office</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Commissioners Office</i>								
<i>Explanation : The Water Is Coming From Balcony Above Office</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**OEM HEADQUARTERS**  
**Asset # : 14126**

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Under 600 Volts</b>							
Service Equipment							
Fused Disc Sw	100%			2049	**	5	\$300 B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Electrical Room</i>							
<i>Explanation : Main Service Disconnect Switch Rated @ 4000 Amperes</i>							
<hr/>							
Switchgear / Switchboard							
Fused Disc Sw	95%			2049	**	5	\$300 B
Molded Case Bkrs	5%			2049	**	5	\$100 B
<hr/>							
Raceway							
Conduit	100%			2049	**	1	B
<hr/>							
Panelboards							
Molded Case Bkrs	100%			2045	**	5	\$1,800 B
<hr/>							
Wiring							
Thermoplastic	100%			2049	**	1	B
<hr/>							
Motor Controllers							
Locally Mounted	30%			2040	**	5	\$100 B
Motor Control Center	70%			2040	**	5	\$1,300 B
<hr/>							
<b>Ground</b>							
Grounding Devices							
Generic	100%			LIFE	**	5	\$1,000 B
<hr/>							
<b>Stand-by Power</b>							
Transfer Switches							
Automatic	100%			2040	**	1	\$20,800 B
<hr/>							
Generators							
Diesel	100%			2036	**	1	\$26,200 B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Generator Room</i>							
<i>Explanation : Generator Rated @ 1400 Kw</i>							
<hr/>							
Batteries							
Nickel Cadmium	100%			2018	\$700	5	\$15,100 B
<hr/>							
Fuel Storage							
Main Tank	100%			2058	**	5	\$2,000 B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Basement</i>							
<i>Explanation : 7500 Gallons Capacity</i>							
<hr/>							
<b>Lighting</b>							
Interior Lighting							
Fluorescent	85%			2031	**	10	\$52,600 B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Throughout The Building</i>							
<i>Explanation : T-8 Lamps</i>							
<hr/>							
Fluorescent	5%			2031	**	10	\$3,100 B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Corridors</i>							
<i>Explanation : T-5 Lamps</i>							
<hr/>							
HID	10%			2031	**	10	\$200 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**OEM HEADQUARTERS**  
**Asset # : 14126**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting								
Emergency, Service	50%			2031	**	1		B
Exit, LED	50%			2058	**	1		B
Exterior Lighting								
HID	100%			2031	**	10	\$200	B
<b>Alarm</b>								
Security System								
Generic	100%			2031	**	1	\$25,200	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
Fire/Smoke Detection								
Generic	100%			2031	**	1-3	\$42,900	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Alarm Bells</i>					
<b>Mechanical</b>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2040	**	1	\$33,400	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 2 Units</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2045	**	4	\$5,000	B
Terminal Devices								
Air Handler	70%			2031	**	1	\$29,200	B
Convactor/Radiator	30%			2040	**	1	\$6,500	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2045	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	20%			2027	**	2	\$800	B
Ext Pkg Unit - Heating/Cooling	80%			2028	**	2	\$3,300	B
Distribution								
Chilled Wtr Pipe/Pump	20%			2049	**	4	\$1,000	B
No Component	80%							D
Heat Rejection								
Remote Air Cond	20%			2028	**	2	\$9,400	B
No Component	80%							D

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**OEM HEADQUARTERS**  
**Asset # : 14126**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>		<b>Estimated Cost</b>
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$37,700	B
Exhaust Fans								
Roof	100%			2028	* *	2	\$2,100	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2049	* *	1		B
Water Heater								
Gas Fired	100%			2022	\$15,100	2	\$1,000	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Dual Fuel Units</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2031	* *	1	\$4,100	B
Fixtures								
Generic	100%							B
			<i>Low Consumption Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	* *			C
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : C-3</i>					
			<i>Explanation : Two Units</i>					
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2049	* *	1-5	\$35,300	B
Sprinkler								
Generic	100%			2049	* *	1-2	\$18,900	B
Fire Pump								
Generic	100%			2036	* *	1	\$12,600	B

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture		\$453,000
Interior Architecture	\$187,500	\$1,218,000
Electrical		\$187,300
Mechanical		\$450,100
<b>Total</b>	<b>\$187,500</b>	<b>\$2,308,400</b>
Priority A		\$453,000
Priority B	\$187,500	\$732,600
Priority C		\$1,122,800
<b>Total</b>	<b>\$187,500</b>	<b>\$2,308,400</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture			\$16,100	\$27,800
Interior Architecture	\$39,200	\$20,900		\$858,400
Electrical	\$17,200	\$14,600	\$20,300	\$16,000
Mechanical	\$89,700	\$50,600	\$143,900	\$60,800
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
<b>Total</b>	<b>\$172,800</b>	<b>\$112,800</b>	<b>\$207,000</b>	<b>\$989,700</b>
Priority A			\$16,100	\$27,800
Priority B	\$133,600	\$91,900	\$190,900	\$103,500
Priority C	\$39,200	\$20,900		\$858,400
<b>Total</b>	<b>\$172,800</b>	<b>\$112,800</b>	<b>\$207,000</b>	<b>\$989,700</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**OFFICE BUILDING JUDICIAL CENTER**  
**Asset # : 4381**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	40%			LIFE	**	5	\$49,300	A
Metal/Glass Curt Wall	55%			LIFE	**	5	\$127,000	A
Marble Panels	5%			LIFE	**	5	\$4,600	A
<b>Windows</b>								
Aluminum	100%			2039	**	5	\$55,600	A
<b>Parapets</b>								
Masonry: Brick	30%			LIFE	**	5	\$3,600	A
Metal/Glass Curt Wall	30%			2043	**	5	\$13,800	A
Metal Panel	40%			2043	**	5	\$18,400	A
<b>Roof</b>								
Modified Bitumen	100%			2023	\$234,900	10	\$41,900	A
<b>Interior</b>								
<b>Floors</b>								
Carpet	30%			2019	\$824,800	3	\$134,400	C
Cast in Place Concrete	10%			LIFE	**	5	\$49,000	C
Ceramic Tile	5%			2026	**	5	\$11,200	C
Vinyl Tile	55%			2023	\$1,007,200	3	\$46,200	C
<b>Interior Walls</b>								
Cast in Place Concrete	10%			LIFE	**			C
Ceramic Tile	5%			2032	**	5	\$11,100	C
Concrete Masonry Unit	15%			LIFE	**	5	\$13,300	C
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Stairwells, Basement</i>						
Gypsum Board	50%			LIFE	**	5	\$66,500	C
Plaster	20%			LIFE	**	5	\$13,300	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	85%	2-4	\$74,000	2028	**	5	\$95,200	B
		<i>Loose/Delam Surface, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Lobby, Corridors</i>						
		<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Lobby, Corridors</i>						
Exposed Concrete	5%			LIFE	**	5	\$1,800	B
Exposed Struc: Steel	5%	2-4	\$113,400	LIFE	**			B
		<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Basement, Throughout</i>						
Gypsum Board	5%			LIFE	**	5	\$14,000	B

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

Under 600 Volts

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**OFFICE BUILDING JUDICIAL CENTER**  
**Asset # : 4381**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>		<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$600	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 3000 Amps Main Disconnect Switch</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2049	**	5	\$500	B
Fused Disc Sw	20%			2033	**	5	\$100	B
<hr/>								
Raceway								
Conduit	80%			2049	**	1		B
Conduit	20%			2033	**	1		B
<hr/>								
Panelboards								
Fused Disc Sw	10%			2045	**	5	\$300	B
Fused Disc Sw	5%			2045	**	5	\$200	B
Molded Case Bkrs	10%			2031	**	5	\$400	B
Molded Case Bkrs	75%			2045	**	5	\$3,000	B
<hr/>								
Wiring								
Thermoplastic	90%			2049	**	1		B
Thermoplastic	10%			2033	**	1		B
<hr/>								
Motor Controlllers								
Locally Mounted	30%			2036	**	5	\$300	B
Motor Control Center	70%			2036	**	5	\$2,900	B
<hr/>								
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,200	B
<hr/>								
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2040	**	1	\$46,200	B
<hr/>								
Generators								
Diesel	100%			2036	**	1	\$58,100	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : One 275 Kw</i>							
<hr/>								
Batteries								
Lead/Acid	100%			2018		5	\$5,600	B
<hr/>								
Fuel Storage								
Main Tank	100%			2038	**	5	\$4,400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One 500 Gals</i>							
<hr/>								
<b>Lighting</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**OFFICE BUILDING JUDICIAL CENTER**  
**Asset # : 4381**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	95%			2031	**	10	\$130,400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	3%			2031	**	10	\$4,100	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Lobby</i>							
	<i>Explanation : T-5 Lamps</i>							
HID	2%			2023		10	\$100	B
<b>Egress Lighting</b>								
Emergency, Service	49%			2031	**	1		B
Emergency, Battery	1%			2023		10	\$400	B
Exit, LED	50%			2063	**	1		B
<b>Exterior Lighting</b>								
HID	100%			2023		10	\$500	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							D
Generic	30%			2031	**	1	\$16,800	B
<b>Fire/Smoke Detection</b>								
No Component	70%							D
Generic	30%			2031	**	1-3	\$28,600	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2043	**	1		B
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2036	**	1	\$74,000	B
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2039	**	4	\$7,400	B
<b>Terminal Devices</b>								
Air Handler	40%			2028	**	1	\$37,000	B
Convactor/Radiator	20%			2036	**	1	\$9,700	B
Fan Coil Unit/Heat	40%			2028	**	1	\$19,300	B
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>							
	<i>Location : Serves Perimeter Of Building</i>							
	<i>Explanation : Dual Temperature Fan Coil Units</i>							
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	10%			2039	**	1		B
Natural Gas	90%			2043	**	1		B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**OFFICE BUILDING JUDICIAL CENTER**  
**Asset # : 4381**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Absorption Chiller/Steam/HW	90%	0-2	\$21,400	2032	**	1	\$131,200	B
<i>Leak Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement Mechanical Equipment Room, 1 Of 3 Units Not Holding Vacuum</i>								
<i>Repairs In Progress, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement Mechanical Equipment Room, 1 Of 3 Units</i>								
Reciprocating Compr/Chiller	10%			2028	**	1	\$6,900	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2043	**	4	\$7,400	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2028	**	1	\$92,500	B
Heat Rejection								
Water Cool Tower	100%			2024	\$413,100	2	\$150,600	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$83,400	B
Exhaust Fans								
Interior	90%			2028	**	2	\$4,100	B
Roof	10%			2028	**	2	\$500	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	**	1		B
Water Heater								
Gas Fired	100%			2018	\$33,500	2	\$2,200	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sewage Ejector(s)								
Electric	100%			2028	**	4	\$2,500	B
Backflow Preventer								
Generic	100%			2028	**	1	\$9,200	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (1) B-9, (2) 1-9</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2043	**	1-5	\$78,200	B
Sprinkler								
Generic	100%			2043	**	1-2	\$41,900	B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**OFFICE BUILDING JUDICIAL CENTER**  
**Asset # : 4381**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Fire Suppression Fire Pump Generic	100%			2032	* *	1	\$27,900	B

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

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$536,800	\$268,000
Interior Architecture	\$292,900	\$1,475,900
Electrical	\$933,900	\$1,000,600
Mechanical	\$149,600	\$1,184,200
<b>Total</b>	<b>\$1,913,300</b>	<b>\$3,928,700</b>
Priority A	\$536,800	\$268,000
Priority B	\$1,083,500	\$2,460,600
Priority C	\$292,900	\$1,200,000
<b>Total</b>	<b>\$1,913,300</b>	<b>\$3,928,700</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$27,000	\$14,700		
Interior Architecture	\$13,500	\$76,400	\$24,600	\$4,500
Electrical	\$33,700	\$43,000	\$35,400	\$66,800
Mechanical	\$73,100	\$92,200	\$99,300	\$87,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$151,300</b>	<b>\$230,300</b>	<b>\$163,300</b>	<b>\$162,900</b>
Priority A	\$27,000	\$14,700		
Priority B	\$119,800	\$177,500	\$138,700	\$158,500
Priority C	\$4,500	\$38,100	\$24,600	\$4,500
<b>Total</b>	<b>\$151,300</b>	<b>\$230,300</b>	<b>\$163,300</b>	<b>\$162,900</b>



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

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS BOROUGH HALL**  
**Asset # : 2039**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$196,500	A
Masonry: Limestone	10%	Now	\$114,700	LIFE	**	5	\$16,400	A
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
<hr/>								
Windows								
Aluminum	100%			2040	**	5	\$71,600	A
<hr/>								
Parapets								
Masonry: Brick	85%	Now	\$253,400	LIFE	**	5	\$22,800	A
<i>Painted Surfaces, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Interior Face</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Masonry: Limestone	10%	Now	\$27,000	LIFE	**	5	\$3,400	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Metal Rail	5%			2037	**	5-10	\$24,300	A
<hr/>								
Roof								
Modified Bitumen	70%	Now	\$122,000	2029	**			A
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Side</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	30%			2029	**	10	\$46,700	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lower East Wing</i>								
<i>Explanation : Painted Surface</i>								
<hr/>								
<b>Interior</b>								
Floors								
Carpet	20%			2023	\$879,600	3	\$107,500	C
Cast in Place Concrete	10%			LIFE	**	5	\$78,400	C
Ceramic Tile	5%			2033	**	5	\$17,900	C
Terrazzo	15%			LIFE	**	5	\$42,000	C
Vinyl Tile	35%			2024	\$1,025,300	3	\$47,000	C
Vinyl Tile	5%			2029	**	3	\$6,700	C
Vinyl Tile	10%			2019	\$292,900	3	\$17,900	C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 9x9 Units</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS BOROUGH HALL**  
**Asset # : 2039**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	5%			LIFE	**	5	\$6,300	C
Glass: Single Pane	2%			LIFE	**	5	\$4,700	C
Gypsum Board	15%			LIFE	**	5	\$28,100	C
Masonry: Brick	10%			LIFE	**			C
Marble Panels	5%			LIFE	**			C
Marble Panels	3%			LIFE	**			C
Plaster	58%			LIFE	**	5	\$54,400	C
Wood	2%			LIFE	**	5	\$25,000	C
<b>Ceilings</b>								
AcousTileConcealSpLn	5%			2022	\$140,400	5	\$22,600	B
AcousTileSusp.Lay-In	15%			2037	**	5	\$54,200	B
AcousTileSusp.Lay-In	5%			2041	**	5	\$18,100	B
Exposed Concrete	10%			LIFE	**	5	\$5,600	B
Gypsum Board	5%			LIFE	**	5	\$22,600	B
Plaster	60%			LIFE	**	5	\$135,400	B
<b>Electrical</b>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	70%			2024	\$117,500	5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Electrical Room</i>								
<i>Explanation : No Ratings Available</i>								
Fused Disc Sw	30%			2044	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 4000 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	50%			2044	**	5	\$600	B
Molded Case Bkrs	50%			2044	**	5	\$3,400	B
<b>Raceway</b>								
Conduit	80%			2024	\$357,900	1		B
Conduit	20%			2044	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	10%			2023	\$37,200	5	\$600	B
Molded Case Bkrs	50%			2040	**	5	\$3,400	B
Molded Case Bkrs	40%			2023	\$149,000	5	\$2,700	B
<b>Wiring</b>								
Braided Cloth	10%	2-4	\$52,100	2049	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Section</i>								
Thermoplastic	50%			2044	**	1		B
Thermoplastic	40%			2034	**	1		B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS BOROUGH HALL**  
**Asset # : 2039**

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	70%			2022	\$339,000	5	\$1,200	B
Locally Mounted	30%			2037	**	5	\$500	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sub Basement In The Boiler Room</i>								
<i>Explanation : Metal Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	**	1	\$80,300	B
Generators								
Diesel	100%			2033	**	1	\$101,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : 810 Kw Diesel Genset</i>								
Batteries								
Nickel Cadmium	100%			2019	\$700	5	\$58,200	B
Fuel Storage								
Main Tank	100%			2052	**	5	\$7,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 4800 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	65%			2019	\$662,300	10	\$142,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	30%			2029	**	10	\$65,900	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And New Additions</i>								
Fluorescent	5%			2029	**	10	\$11,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Egress Lighting								
Emergency, Service	50%			2029	**	1		B
Exit, Service	50%			2029	**	1		B
Exterior Lighting								
HID	100%			2029	**	10	\$800	B
Alarm								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS BOROUGH HALL**  
**Asset # : 2039**

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

**Alarm**

## Security System

No Component

90%

Generic

10%

2029

\* \*

1

\$9,800

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : 4th Floor Hallways Only**Explanation : C C T V Surveillance Cameras*

## Fire/Smoke Detection

Generic

100%

2029

\* \*

1-3

\$160,800

B

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

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

**Heating**

## Energy Source

Interruptible Gas/Dual Fuel

100%

2034

\* \*

1

B

## Conversion Equipment

Steam Boiler

100%

2029

\* \*

1

\$237,100

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Queens Criminal Court, D A Office, And Queens House Of Detention**Explanation : 3 Large Units And 1 Small Unit For Summer Use. Boilers Also Supply Other Nearby City Buildings*

## Distribution

Hot Wtr Piping/Pump

10%

2040

\* \*

4

\$1,800

B

Steam Piping/Pump

90%

2044

\* \*

4

\$15,900

B

## Terminal Devices

Air Handler

20%

2029

\* \*

1

\$29,600

B

Convactor/Radiator

70%

2037

\* \*

1

\$54,100

B

Fan Coil Unit/Heat

10%

2029

\* \*

1

\$7,700

B

**Air Conditioning**

## Energy Source

Electricity

80%

2032

\* \*

1

B

Natural Gas

20%

2034

\* \*

1

B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS BOROUGH HALL**  
**Asset # : 2039**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Reciprocating Compr/Chiller	40%	Now	\$6,300	2024	\$312,500	1	\$40,000	B
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 1 Unit, Basement</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>Explanation : Rotary Screw Compressors</i>								
Reciprocating Compr/Chiller	20%			2024	\$156,300	1	\$22,200	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Natural Gas Engines Driving Compressors</i>								
Split Unit	15%			2024	\$159,400			B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	25%			2019	\$118,300	1		B
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	75%			2034	**	4	\$8,800	B
No Component	25%							D
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	75%			2029	**	1	\$111,000	B
No Component	25%							D
<b>Heat Rejection</b>								
Air Condenser Unit	15%			2024	\$69,000	2	\$25,000	B
Water Cool Tower	60%			2025	\$396,400	2	\$144,500	B
No Component	25%							D
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$133,500	B
<b>Exhaust Fans</b>								
Interior	90%			2029	**	2	\$6,600	B
Roof	10%			2029	**	2	\$700	B
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2034	**	1		B
<b>HW Heat Exchanger</b>								
Low Temp	100%			2050	**	4	\$23,700	B
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		B
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS BOROUGH HALL**  
**Asset # : 2039**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Sump Pump(s)								
Rigid Piping	100%			2024	\$10,600	4	\$2,500	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-4</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	\$120,700	B
Sprinkler								
No Component	50%							D
Generic	50%			2034	* *	1-2	\$33,500	B

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

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

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

Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**Asset Name** : STATEN ISLAND BOROUGH HALL  
**Address** : 10 RICHMOND TERRACE  
**Borough** : STATEN ISLAND **Agency's Number** : 312-501  
**Program / Asset #** : DGS0031.000 / 2041 **Yr Built/Renovated** : 1904 / 2014  
**Area Sq Ft** : 76,300 **Project Type** : PUBLIC BUILDINGS  
**Date of Survey** : 01-Jul-2014 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 7 **Lot** : 12 **BIN** : 5000064

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$364,000	\$174,700
Interior Architecture	\$272,900	\$445,900
Electrical		\$394,700
Mechanical		\$132,300
<b>Total</b>	<b>\$636,900</b>	<b>\$1,147,500</b>
Priority A	\$364,000	\$174,700
Priority B	\$141,700	\$584,900
Priority C	\$131,200	\$387,900
<b>Total</b>	<b>\$636,900</b>	<b>\$1,147,500</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$56,500			
Interior Architecture	\$313,200			\$15,500
Electrical	\$24,400	\$8,200	\$9,800	\$8,900
Mechanical	\$36,500	\$13,700	\$17,600	\$14,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$438,600</b>	<b>\$29,700</b>	<b>\$35,300</b>	<b>\$46,400</b>
Priority A	\$56,500			
Priority B	\$105,100	\$29,700	\$35,300	\$31,000
Priority C	\$277,000			\$15,500
<b>Total</b>	<b>\$438,600</b>	<b>\$29,700</b>	<b>\$35,300</b>	<b>\$46,400</b>



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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND BOROUGH HALL**  
**Asset # : 2041**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$101,800	LIFE	**	5	\$64,000	A
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Masonry: Granite	5%	Now	\$33,300	LIFE	**	5	\$4,000	A
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	32%	Now	\$218,300	LIFE	**	5	\$25,600	A
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Metal Panel	3%			2035	**	5-10	\$22,000	A
Windows								
Wood	100%	Now	\$43,900	2041	**	5	\$110,600	A
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Parapets								
Masonry: Limestone	95%			LIFE	**	5-10	\$1,600	A
Metal Rail	5%			2030	**	5-10	\$100	A
Roof								
Metal Panel	5%			2030	**	10	\$5,000	A
Modified Bitumen	5%			2030	**	10	\$2,700	A
Single Ply Membrane	45%			2030	**	10	\$24,600	A
Skylight, Metal/Glass	5%			2035	**	10	\$9,100	A
Slate	40%			LIFE	**	10	\$21,800	A
	<i>Water Penetration, Extent : Light, Area Affected : 1%</i>							
	<i>Location : Throughout</i>							
Interior								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND BOROUGH HALL**  
**Asset # : 2041**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%	Now	\$166,400	2027	**	3	\$18,500	C
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Carpet	5%			2021	\$83,200	3	\$12,400	C
Ceramic Tile	5%	Now	\$12,600	2034	**	5	\$3,100	C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	15%			LIFE	**	5	\$27,800	C
Terrazzo	25%	0-2	\$75,700	LIFE	**	5	\$24,200	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors</i>								
Vinyl Tile	5%	Now	\$55,400	2035	**	3	\$2,300	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Room G25, Custodians Office &amp; Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Custodians Office &amp; Throughout</i>								
Vinyl Tile	35%			2025	\$387,900	3	\$21,600	C
Interior Walls								
Gypsum Board	13%			LIFE	**	5-10	\$24,200	C
Marble Panels	20%			LIFE	**	10	\$8,800	C
Plaster	10%			LIFE	**	5-10	\$9,300	C
Plaster	10%	Now	\$9,300	LIFE	**	5	\$3,300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Tower, Room 200, 218, Basement</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Tower</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Tower</i>								
Plaster	45%			LIFE	**	5-10	\$41,900	C
Wood	2%			LIFE	**	5	\$17,500	C

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND BOROUGH HALL**  
**Asset # : 2041**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTile,Adhered	5%	Now	\$60,600	2045	**	5	\$3,100	B
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	20%	0-2	\$10,500	2038	**	5	\$12,400	B
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%			LIFE	**	5-10	\$21,300	B
Plaster	50%			LIFE	**	5-10	\$106,300	B
Plaster	15%	Now	\$25,700	LIFE	**	5	\$11,600	B
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Tower &amp; Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Tower &amp; Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2025	\$34,500	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 3000 Amps Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2025	\$117,800	5	\$2,000	B
<b>Raceway</b>								
Conduit	90%			2025	\$80,300	1		B
Conduit	10%			2035	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	5%			2024	\$5,100	5	\$100	B
Molded Case Bkrs	20%			2033	**	5	\$400	B
Molded Case Bkrs	75%			2024	\$76,500	5	\$1,500	B
<b>Wiring</b>								
Braided Cloth	15%	2-4	\$13,500	2050	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	65%			2025	\$58,700	1		B
Thermoplastic	20%			2035	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	100%			2023	\$61,300	5	\$500	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$2,200	B
<b>Stand-by Power</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND BOROUGH HALL**  
**Asset # : 2041**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>		<b>Estimated Cost</b>
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2045	**	1	\$23,500	B
Generators								
Diesel	100%			2040	**	1	\$29,600	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 1- 450 Kw</i>						
Batteries								
Lead/Acid	100%			2020	\$700	5	\$2,800	B
Fuel Storage								
Day Tank	50%			2050	**	5	\$7,100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 23 Gals</i>						
Main Tank	50%			2065	**	5	\$1,100	B
<b>Lighting</b>								
Interior Lighting								
Fluorescent	50%			2030	**	10	\$35,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	35%			2035	**	10	\$24,500	B
		<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	10%			2035	**	10	\$7,000	B
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Incandescent	5%			2020	\$17,800	2	\$100	B
Egress Lighting								
Emergency, Service	35%			2030	**	1		B
Emergency, Service	20%			2035	**	1		B
Emergency, Battery	5%			2030	**	10	\$900	B
Exit, LED	35%			2065	**	1		B
Exit, Service	5%			2025	\$600	1		B
Exterior Lighting								
HID	70%			2020	\$20,600	10	\$200	B
Incandescent	30%			2020	\$10,700	2		B
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2028	**	5	\$2,200	B
<b>Alarm</b>								
Security System								
Generic	100%			2030	**	1	\$28,500	B
Fire/Smoke Detection								
Generic, Digital	100%			2030	**			B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND BOROUGH HALL**  
**Asset # : 2041**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	**	1		B
Conversion Equipment								
Steam Boiler	100%			2030	**	1	\$75,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%			2035	**	4	\$3,800	B
Terminal Devices								
Convactor/Radiator	100%			2030	**	1	\$24,600	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2041	**	1		B
Conversion Equipment								
Window/Wall Unit	80%			2020		1	\$132,300	B
No Component	20%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$67,400	B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement, 1st Floor, 2nd Floor</i>								
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2030	**	1		B
Water Heater								
Gas Fired	100%			2023		2	\$1,100	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Fixtures								
Generic	100%							B
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (1) B, G, 1-4 And (1) B - G</i>								
<i>Explanation : Two Units</i>								
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2035	**	1-5	\$38,500	B
Sprinkler								
No Component	80%							D
Generic	20%			2035	**	1-2	\$4,300	B

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Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$461,300	\$1,055,000
Interior Architecture	\$344,200	\$569,100
Electrical		\$269,800
Mechanical	\$38,500	\$1,450,100
<b>Total</b>	<b>\$844,000</b>	<b>\$3,344,100</b>
Priority A	\$461,300	\$1,055,000
Priority B	\$81,000	\$2,003,500
Priority C	\$301,700	\$285,700
<b>Total</b>	<b>\$844,000</b>	<b>\$3,344,100</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$28,400	\$42,300	\$12,100	
Interior Architecture	\$43,200	\$33,000	\$77,100	
Electrical	\$25,400	\$34,600	\$28,300	\$43,900
Mechanical	\$160,600	\$70,100	\$178,700	\$70,400
Elevators/Escalators	\$41,400	\$41,400	\$41,400	\$41,400
<b>Total</b>	<b>\$299,100</b>	<b>\$221,500</b>	<b>\$337,600</b>	<b>\$155,700</b>
Priority A	\$28,400	\$42,300	\$12,100	
Priority B	\$227,400	\$179,200	\$248,400	\$155,700
Priority C	\$43,200		\$77,100	
<b>Total</b>	<b>\$299,100</b>	<b>\$221,500</b>	<b>\$337,600</b>	<b>\$155,700</b>



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## DEPT. OF CITYWIDE ADMIN. SERV. - 856

## SUN BUILDING

Asset # : 2055

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast Iron	3%			LIFE	**			A
Copper/Terne	25%			2057	**	10	\$116,200	A
Masonry: Brick	10%	Now	\$63,000	LIFE	**	5	\$19,800	A
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
Masonry: Marble	48%			LIFE	**	5	\$71,400	A
Metal Panel	5%			2042	**	5-10	\$68,100	A
Metal Coiling Doors	3%			2027	**	5	\$18,600	A
Stucco Cement	2%			2035	**	5	\$9,900	A
Wood	4%			2035	**	5	\$39,600	A
Windows								
Aluminum	2%			2038	**	5	\$1,200	A
Metal Louvers	3%			2031	**	10	\$11,500	A
Steel	3%			2038	**	5	\$23,000	A
Wood	92%			2038	**	5	\$564,200	A
Parapets								
Masonry: Brick	10%			LIFE	**	5	\$1,200	A
Metal Panel	5%			2042	**	5	\$2,300	A
Metal Rail	75%			2035	**	5-10	\$164,100	A
Metal Rail	10%			2027	**	5-10	\$21,900	A
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior Court</i>								
<i>Explanation : Wrought Iron</i>								
Roof								
Copper/Terne	15%			2050	**	10	\$34,200	A
Modified Bitumen	75%			2022	**	10	\$68,300	A
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	10%	Now	\$28,400	2042	**			A
<i>Water Penetration, Extent : Light, Area Affected : 50%</i>								
<i>Location : Various</i>								

## Interior

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## DEPT. OF CITYWIDE ADMIN. SERV. - 856

## SUN BUILDING

Asset # : 2055

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	25%			2021	\$1,481,300	3	\$165,100	C
Cast in Place Concrete	15%	Now	\$144,800	LIFE	**	5	\$144,500	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Sub Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Sub Basement</i>								
Ceramic Tile	5%			2031	**	5	\$22,000	C
Marble Panels	5%			LIFE	**	5	\$16,500	C
Terrazzo	5%			LIFE	**	5	\$17,200	C
Vinyl Tile	40%			2027	**	3	\$66,100	C
Wood	5%			2050	**	5	\$41,300	C
Interior Walls								
Cast in Place Concrete	2%	Now	\$156,900	LIFE	**			C
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Sidewalk Vault</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Sidewalk Vault</i>								
<i>Explanation : Corrosion On Steel Columns</i>								
Glazed Ceramic Panel	20%			LIFE	**			C
Gypsum Board	60%			LIFE	**	5	\$141,200	C
Masonry: Brick	10%	Now	\$32,200	LIFE	**			C
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Plaster	5%			LIFE	**	5	\$5,900	C
Plaster	3%			LIFE	**	5	\$3,500	C
Ceilings								
AcousTile,Adhered	15%			2027	**	5	\$66,100	B
AcousTileSusp.Lay-In	55%			2035	**	5	\$242,200	B
Exposed Concrete	10%			LIFE	**	5	\$6,900	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Masonry:Vault Struct	5%	Now	\$42,500	LIFE	**			B
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vault Under Sidewalk</i>								
<i>Loose Units, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vault Under Sidewalk</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Sidewalk Vault</i>								
Plaster	15%			LIFE	**	5	\$41,300	B

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SUN BUILDING**  
**Asset # : 2055**

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048	**	5	\$1,300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 2- Electrical Services Rated @ 4000 Amps And 2000 Amps</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2048	**	5	\$1,300	B
Raceway								
Conduit	100%			2048	**	1		B
Panelboards								
Molded Case Bkrs	100%			2044	**	5	\$7,700	B
Wiring								
Thermoplastic	100%			2048	**	1		B
Motor Controllers								
Locally Mounted	100%			2039	**	5	\$2,000	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$90,500	B
Generators								
Diesel	100%			2035	**	1	\$113,900	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 450 Kw</i>							
Batteries								
Lead/Acid	100%			2017	\$700	5	\$10,900	B
Fuel Storage								
Day Tank	50%			2044	**	5	\$27,300	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 125 Gals</i>							
Main Tank	50%			2057	**	5	\$4,300	B
Lighting								
Interior Lighting								
Fluorescent	100%			2030	**	10	\$269,800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Egress Lighting								
Exit, LED	100%			2062	**	1		B
Exterior Lighting								
HID	100%			2027	**	10	\$900	B
Alarm								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SUN BUILDING**  
**Asset # : 2055**

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

## Alarm

Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2030	**	1-3	\$54,400	B

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

## Heating

Energy Source								
Utility Steam	100%			2042	**	1		B
Conversion Equipment								
Heat Exchanger	60%			2031	**	1	\$87,300	B
Pres. Reducing Valve/LP Steam	40%			2025	\$76,900	5	\$7,000	B
Distribution								
Hot Wtr Piping/Pump	90%			2038	**	4	\$13,100	B
Steam Piping/Pump	10%			2032	**	4	\$2,200	B
Terminal Devices								
Unit Heater-Stm/HW	2%			2027	**	4	\$500	B
No Component	80%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Fan Coil Units At Each Window Provide Heating And Cooling - Covered Under A C</i>								
No Component	18%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Mechanical Rooms On Each Floor</i>								
<i>Explanation : Air Handlers Are Covered Under A C System</i>								

## Air Conditioning

Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2031	**	1	\$318,400	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2042	**	4	\$14,500	B
Terminal Devices								
Air Handler/Cool/Ht	20%			2027	**	1	\$36,400	B
Fan Coil - Cool/Heat	80%			2027	**	1	\$76,000	B
Heat Rejection								
Water Cool Tower	100%			2020	\$890,200	2	\$296,100	B

## Ventilation

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

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SUN BUILDING**  
**Asset # : 2055**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$164,100	B
Exhaust Fans								
Interior	80%			2022	\$274,200	2	\$7,200	B
Roof	20%			2022	\$49,300	2	\$1,800	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	25%			2032	**	1		B
Galv Iron/Steel	75%			2027	**	1		B
Water Heater								
Electric	100%			2020	\$48,100	4	\$2,600	B
HW Heat Exchanger								
High Temp	80%			2032	**	4	\$34,900	B
Low Temp	20%			2032	**	4	\$8,700	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Submersible	100%			2016	\$7,100	4	\$2,500	B
Backflow Preventer								
Generic	100%			2022	\$30,100	1	\$18,000	B
Fixtures								
Generic	100%							B
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Freight Sub Basement : 1st Floor; Passengers From 1 : 7th Floor</i>								
<i>Explanation : One Freight Unit And 5 Passenger Units</i>								
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2042	**	1-5	\$148,300	B
Sprinkler								
Generic	100%			2042	**	1-2	\$82,400	B
Fire Pump								
Generic	100%			2031	**	1	\$54,900	B

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

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

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

Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**Asset Name** : TWEED COURT BUILDING TWEED ACADEMY (DOE)  
**Address** : 52 CHAMBERS STREET @ CITY HALL PARK  
**Borough** : MANHATTAN **Agency's Number** : 312-104  
**Program / Asset #** : DGS0009.000 / 2053 **Yr Built/Renovated** : 1871 / 2002  
**Area Sq Ft** : 156,692 **Project Type** : PUBLIC BUILDINGS  
**Date of Survey** : 02-Jul-2014 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,3m,4  
**Block** : 122 **Lot** : 1 **BIN** : 1079146

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$699,700	\$317,300
Interior Architecture	\$375,800	\$211,400
Electrical		\$143,700
Mechanical	\$71,300	\$38,800
<b>Total</b>	<b>\$1,146,800</b>	<b>\$711,200</b>
Priority A	\$699,700	\$317,300
Priority B	\$280,600	\$259,800
Priority C	\$166,500	\$134,100
<b>Total</b>	<b>\$1,146,800</b>	<b>\$711,200</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$11,700		\$22,400	
Interior Architecture	\$98,700		\$53,500	\$12,300
Electrical	\$27,200	\$12,600	\$14,100	\$13,400
Mechanical	\$63,200	\$38,500	\$42,000	\$31,600
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
<b>Total</b>	<b>\$220,500</b>	<b>\$70,900</b>	<b>\$151,700</b>	<b>\$77,000</b>
Priority A	\$11,700		\$22,400	
Priority B	\$168,700	\$70,900	\$92,700	\$64,700
Priority C	\$40,200		\$36,600	\$12,300
<b>Total</b>	<b>\$220,500</b>	<b>\$70,900</b>	<b>\$151,700</b>	<b>\$77,000</b>



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

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**TWEED COURT BUILDING TWEED ACADEMY (DOE)**

**Asset # : 2053**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Marble	100%			LIFE	**	5	\$238,100	A
Windows								
Steel	20%			2033	**	5	\$94,400	A
Wood	80%			2033	**	5	\$302,100	A
Parapets								
Masonry: Marble	95%			LIFE	**	5-10	\$265,700	A
Metal Rail	5%			2038	**	5-10	\$20,700	A
Roof								
Cast in Place Concrete	5%	Now	\$11,700	LIFE	**			A
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Sidewalk Over Steam Room In Basement</i>								
Metal, Corrugated	75%			2038	**	1		A
Metal Panel	5%			2038	**	10	\$9,800	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Near Flashings</i>								
<i>Explanation : Lead Coated Roof</i>								
Skylight, Metal/Glass	15%	Now	\$144,100	2045	**			A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Rotunda</i>								
<b>Interior</b>								
Floors								
Carpet	25%			2024	\$788,900	3	\$87,900	C
Cast in Place Concrete	10%			LIFE	**	5	\$102,600	C
Ceramic Tile	5%			2034	**	5	\$11,700	C
Glass Block	5%			2053	**	1		C
Mosaic Tile	5%			2030	**	5	\$29,300	C
Marble Panels	25%			LIFE	**	5	\$87,900	C
Vinyl Tile	25%			2030	**	3	\$22,000	C
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$13,000	C
Concrete Masonry Unit	5%			LIFE	**	5	\$10,400	C
Masonry: Brick	25%			LIFE	**	10	\$19,400	C
Granite Panels	5%			LIFE	**	10	\$5,200	C
Marble Panels	10%			LIFE	**	10	\$10,400	C
Plaster	15%			LIFE	**	5-10	\$33,000	C
Plaster	35%			LIFE	**	5-10	\$77,100	C

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

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**TWEED COURT BUILDING TWEED ACADEMY (DOE)**

**Asset # : 2053**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%			2038	**	5	\$33,700	B
Exposed Concrete	5%	Now	\$38,100	LIFE	**	5	\$1,800	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Below Steps At Main Entrance</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Below Steps At Main Entrance</i>								
<i>Explanation : Corroded Steel Angle</i>								
Exposed Struc: Steel	2%	Now	\$20,000	LIFE	**			B
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steam Room, Outside Trash Elevator</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Steam Room</i>								
Exposed Struc: Steel	8%			LIFE	**	10	\$36,000	B
Glass: Susp Panels	5%			LIFE	**	10	\$8,400	B
Gypsum Board	5%			LIFE	**	5-10	\$38,600	B
Masonry: Infill Arch	5%			LIFE	**	10	\$5,600	B
Plaster	15%			LIFE	**	5-10	\$57,900	B
Plaster	40%			LIFE	**	5-10	\$154,500	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2045	**	5	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 4000 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	20%			2045	**	5	\$200	B
Fused Disc Sw	20%			2045	**	5	\$100	B
Molded Case Bkrs	60%			2045	**	5	\$2,500	B
<b>Raceway</b>								
Busway	5%			2038	**	1		B
Conduit	95%			2045	**	1		B
<b>Panelboards</b>								
Molded Case Bkrs	100%			2041	**	5	\$4,100	B
<b>Wiring</b>								
Busway	5%			2038	**	1		B
Thermoplastic	95%			2045	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	50%			2038	**	5	\$500	B
Variable Frequency	50%			2038	**			B
Drive								

**Ground**

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**TWEED COURT BUILDING TWEED ACADEMY (DOE)**

**Asset # : 2053**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,600	B
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2038	**	1	\$48,200	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1- Transfer Switch Is Serving The City Hall Building</i>						
<b>Generators</b>								
Diesel	100%			2034	**	1	\$60,700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 2- 400 Kw Generators - One Generator Is Serving The City Hall Building</i>						
<b>Batteries</b>								
Lead/Acid	100%			2019		5	\$5,800	B
<b>Fuel Storage</b>								
Day Tank	50%			2041	**	5	\$14,500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 2- 100 Gallons Capacity</i>						
Main Tank	50%			2053	**	5	\$2,300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 10,000 Gallons Capacity</i>						
<b>Lighting</b>								
Interior Lighting								
Fluorescent	80%			2030	**	10	\$115,000	B
		<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices And Basement</i>						
Fluorescent	20%			2030	**	10	\$28,700	B
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Lobby, Staircases And Receiving Room</i>						
<b>Egress Lighting</b>								
Emergency, Service	50%			2030	**	1		B
Exit, LED	50%			2053	**	1		B
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2030	**	1	\$17,600	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : C C T V Surveillance Cameras</i>						
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2030	**			B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Smoke Detectors, Manual Pull Stations, Horns, Strobe Lights, Alarm Bells</i>						

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**TWEED COURT BUILDING TWEED ACADEMY (DOE)**  
**Asset # : 2053**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Utility Steam	100%			2035	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam From Con Edison</i>								
<hr/>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2034	**	5	\$9,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Steam Room</i>								
<i>Explanation : 2 New Heat Exchangers</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$16,600	2047	**	4	\$7,700	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Bms Not Working Properly</i>								
<hr/>								
Terminal Devices								
Air Handler	60%			2030	**	1	\$58,100	B
Fan Coil Unit/Heat	40%			2030	**	1	\$20,200	B
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
District C.W.	100%			2045	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : From Adjacent One Centre Street - Municipal Building</i>								
<hr/>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2045	**	4	\$11,600	B
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	80%			2030	**	1	\$77,500	B
Fan Coil - Cool/Heat	20%			2030	**	1	\$10,100	B
<hr/>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%	Now	\$71,300	LIFE	**	2-5	\$87,400	B
<i>Damaged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Steam Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : No Exhaust Fan Causes High Temperature In Reheat Station Room</i>								
<hr/>								
Exhaust Fans								
Interior	100%			2030	**	2	\$4,800	B
<hr/>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2045	**	1		B
<hr/>								
HW Heat Exchanger								
Low Temp	100%			2045	**	4	\$23,200	B
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B

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

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**TWEED COURT BUILDING TWEED ACADEMY (DOE)**

**Asset # : 2053**

<b>Mechanical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	
<b>Plumbing</b>							
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	B
Sump Pump(s)							
Rigid Piping	100%			2030	* *	4	\$1,600 B
Backflow Preventer							
Generic	100%			2033	* *	1	\$9,600 B
Fixtures							
Generic	100%						B
<b>Vertical Transport</b>							
<b>Elevators</b>							
Geared Traction	90%			LIFE	* *		C
	<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
	<i>Location : (3) B - Attic (1) 1-4 (1) B-4</i>						
	<i>Explanation : 4 Units</i>						
Hydraulic	10%			LIFE	* *		C
	<i>Other Observation, Extent : Severe, Area Affected : 10%</i>						
	<i>Location : B - G</i>						
	<i>Explanation : 1 Freight Unit. Oil Leaking From The Pump Room In Basement</i>						
<b>Fire Suppression</b>							
<b>Standpipe</b>							
Generic	100%			2051	* *	1-5	\$79,000 B
<b>Sprinkler</b>							
No Component	40%						D
Generic	60%			2051	* *	1-2	\$26,300 B
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
	<i>Location : B. 1st, 4th, Attic</i>						
	<i>Explanation : No Sprinkler For 2nd &amp; 3rd Floors</i>						
<b>Fire Pump</b>							
Generic	100%			2034	* *	1	\$29,300 B

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

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

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

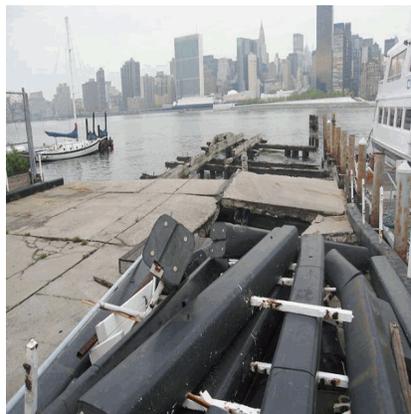
Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**Asset Name** : PIER AT 44TH DRIVE  
**Address** : FOOT OF 44TH DRIVE EAST CHANNEL, EAST RIVER  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DCAS004.000 / 14020 **Yr Built/Renovated** :  
**Area Sq Ft** : 2,500 **Project Type** : REAL PROPERTY  
**Date of Survey** : 19-Apr-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : **Lot** : **BIN** :

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Piers	\$358,400	\$294,600
<b>Total</b>	<b>\$358,400</b>	<b>\$294,600</b>
Priority A	\$226,700	
Priority B	\$131,800	\$294,600
<b>Total</b>	<b>\$358,400</b>	<b>\$294,600</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Piers	\$27,400			
<b>Total</b>	<b>\$27,400</b>			
Priority A				
Priority B	\$27,400			
<b>Total</b>	<b>\$27,400</b>			



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

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**PIER AT 44TH DRIVE**  
**Asset # : 14020**

Piers		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	100%	Now	\$141,100	LIFE	**	5	\$4,700	A
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Pile Caps								
Timber	70%	Now	\$85,600	LIFE	**	4	\$13,800	A
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Not Accessible	30%							D
Piles and Bracing								
Timber	5%			LIFE	**	4-5	\$600	A
Not Accessible	95%							D
Fender								
Wales and Chocks								
Timber	20%	Now	\$27,400	2038	**	4	\$3,500	B
<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
No Component	60%							D
Not Accessible	20%							D
Piles								
Timber	20%	Now	\$43,400	2038	**	4	\$1,600	B
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Splash Zone</i>								
No Component	60%							D
Not Accessible	20%							D
Deck Elements								
Railing								
Steel	100%	Now	\$88,400	2021	\$294,600			B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Perimeter Of Pier</i>								
<i>Explanation : Railing Broken, Only Posts Remain</i>								

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

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

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

Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

Asset Name : **CONCRETE BULKHEAD**  
 Address : **B 92ND ST WEST TO BEACH CHANNEL HIGH SCHOOL, ROCKAWAY**  
 Borough : **QUEENS** Agency's Number : **N/A**  
 Program / Asset # : **DCAS001.000 / 14015** Yr Built/Renovated :  
 Linear Ft : **1,376** Project Type : **REAL PROPERTY**  
 Date of Survey : **28-Mar-2012** Landmark Status : **NONE**  
 Areas Surveyed :  
 Block : **16109** Lot : **47** BIN :

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Bulkheads		\$484,100
<b>Total</b>		<b>\$484,100</b>
Priority B		\$484,100
<b>Total</b>		<b>\$484,100</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Bulkheads	\$5,500	\$7,500		
<b>Total</b>	<b>\$5,500</b>	<b>\$7,500</b>		
Priority A	\$5,300			
Priority B	\$200	\$7,500		
<b>Total</b>	<b>\$5,500</b>	<b>\$7,500</b>		



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

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

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



Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**Asset Name** : GRAVITY WALL W/REVTMENT  
**Address** : ALONG UTOPIA PARKWAY BETWEEN 12TH AVE. AND CRYDERS LANE  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DCAS005.000 / 14025 **Yr Built/Renovated** :  
**Linear Ft** : 903 **Project Type** : REAL PROPERTY  
**Date of Survey** : 23-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 4613 **Lot** : 1 **BIN** :

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Bulkheads	\$268,200	\$76,500
<b>Total</b>	<b>\$268,200</b>	<b>\$76,500</b>
Priority A	\$87,100	\$76,500
Priority B	\$133,100	
Priority C	\$47,900	
<b>Total</b>	<b>\$268,200</b>	<b>\$76,500</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Bulkheads	\$5,300	\$4,900		
<b>Total</b>	<b>\$5,300</b>	<b>\$4,900</b>		
Priority A				
Priority B	\$5,300	\$4,900		
Priority C				
<b>Total</b>	<b>\$5,300</b>	<b>\$4,900</b>		



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

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**GRAVITY WALL W/REVTMENT**  
**Asset # : 14025**

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Gravity Wall								
Stone	90%			LIFE	**	5	\$68,900	A
	<i>Displaced Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Sta 6+00 To 6+50</i>							
Stone	10%	0-2	\$87,100	LIFE	**	5	\$7,700	A
	<i>Missing Part, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Isolated Throughout And Sta 5+50</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : 0+00 To 0+10</i>							
	<i>Explanation : Undercut</i>							
Revetment								
Stone	85%			LIFE	**	5	\$4,600	C
Stone	15%	4+	\$47,900	LIFE	**	5	\$800	C
	<i>Missing Part, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Sta 0+00 To 0+85 And North End</i>							
Pile Caps								
Concrete	100%			LIFE	**	5	\$2,700	A
	<i>Cracking, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Backfill								
Fill								
Topsoil	5%			2051	**	10		B
	<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : At Voids Around Rail Posts</i>							
Not Accessible	95%							D
Surface								
Asphalt	95%			2032	**	5	\$9,800	B
	<i>Cracking, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Throughout</i>							
	<i>Settlement, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Throughout</i>							
Asphalt	5%	Now	\$3,900	2038	**	5	\$300	B
	<i>Cracking, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Sta 6+00 To 6+50 At The Inside Face Of Gravity Wall</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : At Base Of Fence Posts</i>							
	<i>Explanation : Voids Around Rail Post</i>							
Deck Elements								
Railing								
Timber	99%			2017	\$131,800			B
	<i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Timber	1%	Now	\$1,300	2018	\$1,300			B
	<i>Broken, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Sta 3+15 And 8+05</i>							

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

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

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

Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**Asset Name** : REVETMENT  
**Address** : FOOT OF MORNING STAR ROAD  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DGS0064.000 / 13936 **Yr Built/Renovated** :  
**Linear Ft** : 75 **Project Type** : REAL PROPERTY  
**Date of Survey** : 09-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1107 **Lot** : 100 **BIN** :

**CAPITAL**

**Total**  
 Priority  
**Total**

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Bulkheads	\$100			
<b>Total</b>	<b>\$100</b>			
Priority B	\$100			
Priority C				
<b>Total</b>	<b>\$100</b>			



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

## DEPT. OF CITYWIDE ADMIN. SERV. - 856

## REVETMENT

Asset # : 13936

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Revetment								
Concrete	35%			LIFE	**			C
	<i>Broken, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Face Blocks</i>							
Stone	65%			LIFE	**	5	\$300	C
Backfill								
Fill								
Not Accessible	100%							D
Surface								
Concrete	25%			2031	**	5	\$200	B
	<i>Erosion, Extent : Light, Area Affected : 70%</i>							
	<i>Location : Below The Concrete Wall Above The Revetment</i>							
Gravel	10%			2035	**	2-5		B
No Component	65%							D

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

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

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

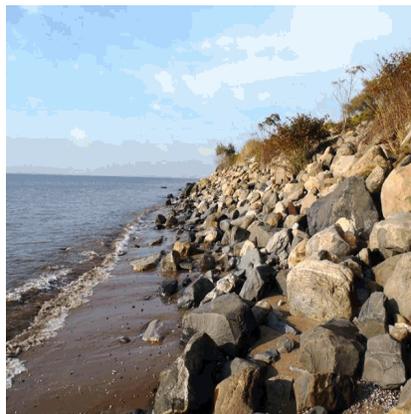
Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**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** :

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Bulkheads	\$84,200	
<b>Total</b>	<b>\$84,200</b>	
Priority C	\$84,200	
<b>Total</b>	<b>\$84,200</b>	

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Bulkheads	\$3,700			
<b>Total</b>	<b>\$3,700</b>			
Priority B	\$3,700			
Priority C				
<b>Total</b>	<b>\$3,700</b>			



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

## DEPT. OF CITYWIDE ADMIN. SERV. - 856

## REVTMENT

Asset # : 13943

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revtment								
Stone	20%	Now	\$84,200	LIFE	**	5	\$700	C
	<i>Missing Part, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Intermittent Displaced Armor Stone Throughout; Most Severe Areas At Stations 0+00 To 0+70, And 3+80 To 4+00</i>							
	<i>Progressing Scour, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Station 0+00 To 0+20 And 3+80 To 4+00 (0+00 At East Edge Of Lipsett Ave, 5+95 50 Ft N E Of East Edge Of 2nd Ct) - Scour And Displaced Stone Resulting In Unstable Slope</i>							
Stone	80%			LIFE	**	5	\$2,900	C
Backfill								
Fill								
Topsoil	10%	0-2	\$3,700	2062	**			B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Station 0+00 To 4+00 Light Erosion At Crest Of Embankment; Most Severe Areas At Stations 0+00 To 0+70, 2+50 At Outfall Pipe, And 3+80 To 4+00</i>							
	<i>Explanation : Erosion Of Embankment</i>							
Not Accessible	90%							D
Surface								
Not Accessible	100%							D

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

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

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

Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**Asset Name** : REVETMENT  
**Address** : FOOT OF ARDEN AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DGS0067.000 / 13945 **Yr Built/Renovated** :  
**Linear Ft** : 190 **Project Type** : REAL PROPERTY  
**Date of Survey** : 13-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 5420 **Lot** : 200 **BIN** :

**CAPITAL**

**Total**  
 Priority  
**Total**

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Bulkheads	\$26,900			
<b>Total</b>	<b>\$26,900</b>			
Priority C	\$26,900			
<b>Total</b>	<b>\$26,900</b>			



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856

REVTMENT

Asset # : 13945

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Revtment								
Concrete	25%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 1%</i> <i>Location : Station 1+65 (0+00 At Northwest Corner Along Arden Ave, 1+90 On East Side Of Arden Ave)</i> <i>Explanation : Concrete Outfall</i>								
Stone	20%	0-2	\$26,900	LIFE	**	5	\$200	C
<i>Erosion, Extent : Moderate, Area Affected : 100%</i> <i>Location : Erosion Of Backfill Up To Crest, Exposing Roadway Edge At Stations 0+45 To 0+60, 1+05 To 1+15, And 1+40 To 1+50. Corner Is Most Severe (1+45) But No Undermining Visible</i>								
Stone	55%			LIFE	**	5	\$600	C

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

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

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

Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**Asset Name** : REVETMENT #3  
**Address** : ALONG BANK STREET TO WESTERVELT AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DGS0063.000 / 13929 **Yr Built/Renovated** :  
**Linear Ft** : 216 **Project Type** : REAL PROPERTY  
**Date of Survey** : 20-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2 **Lot** : 778 **BIN** :

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Bulkheads	\$45,900	
<b>Total</b>	<b>\$45,900</b>	
Priority C	\$45,900	
<b>Total</b>	<b>\$45,900</b>	

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Bulkheads	\$17,100			
<b>Total</b>	<b>\$17,100</b>			
Priority B	\$17,100			
Priority C				
<b>Total</b>	<b>\$17,100</b>			



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

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

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

## DEPT. OF CITYWIDE ADMIN. SERV. - 856

## REVTMENT #3

Asset # : 13929

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	70%			LIFE	**	5	\$900	C
Stone	30%	4+	\$45,900	LIFE	**	5	\$400	C
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Insufficient Armor</i>								
Backfill								
Fill								
Topsoil	30%	Now	\$13,400	2062	**			B
<i>Erosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Inshore Of Revetment</i>								
Not Accessible	70%							D
Surface								
Topsoil	30%	Now	\$3,400	2022	\$3,400	5	\$200	B
<i>Erosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Inshore Of Revetment</i>								
Topsoil	70%			2021	\$7,800	5	\$700	B

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

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

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

Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**Asset Name** : REVTMENT BEHIND KENT AVE SHOPS 390 KENT AVENUE  
**Address** : SOUTH SIDE WILLIAMSBURG BRIDGE EAST RIVER @ S6TH ST TO BROADWAY  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DGS0025.010 / 14652 **Yr Built/Renovated** :  
**Linear Ft** : 500 **Project Type** : REAL PROPERTY  
**Date of Survey** : 23-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2467 **Lot** : 1 **BIN** :

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Bulkheads	\$191,100	
<b>Total</b>	<b>\$191,100</b>	
Priority C	\$191,100	
<b>Total</b>	<b>\$191,100</b>	

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Bulkheads	\$70,900			\$100
<b>Total</b>	<b>\$70,900</b>			<b>\$100</b>
Priority B	\$70,900			\$100
Priority C				
<b>Total</b>	<b>\$70,900</b>			<b>\$100</b>



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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**REVTMENT BEHIND KENT AVE SHOPS 390 KENT AVENUE**

**Asset # : 14652**

<b>Bulkheads</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Structural</b>								
<b>Revtment</b>								
Stone	90%	Now	\$191,100	LIFE	**	5	\$2,700	C
<i>Missing Part, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At Top Of Revtment</i>								
Stone	10%			LIFE	**	5	\$300	C
<b>Backfill</b>								
<b>Fill</b>								
Topsoil	15%			2051	**	10		B
Topsoil	50%	2-4	\$15,500	2051	**			B
<i>Erosion, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Topsoil	35%	Now	\$18,100	2051	**			B
<i>Erosion, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stations 0+86 To 1+10 And 1+43 To 2+93 from north</i>								
<b>Surface</b>								
Topsoil	15%			2021	\$3,900	5	\$400	B
Topsoil	50%	2-4	\$6,500	2021	\$13,000	5	\$600	B
<i>Erosion, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Topsoil	35%	Now	\$4,500	2021	\$9,100	5	\$400	B
<i>Erosion, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stations 0+86 To 1+10 And 1+43 To 2+93 From North</i>								
<b>Deck Elements</b>								
<b>Railing</b>								
Fencing	8%	Now	\$2,100	2028	**	3		B
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Station 1+50 From North</i>								
Fencing	92%	4+	\$24,000	2028	**	3	\$200	B
<i>Corrosion, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Not Plumb, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

Print Date : 09-Sep-2014

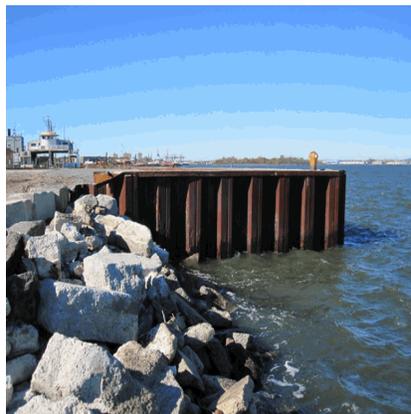
**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**Asset Name** : STEEL SHEET PILE BULKHEAD  
**Address** : FOOT OF MORNING STAR ROAD  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DGS0065.000 / 13937 **Yr Built/Renovated** :  
**Linear Ft** : 142 **Project Type** : REAL PROPERTY  
**Date of Survey** : 09-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1107 **Lot** : 100 **BIN** :

**CAPITAL**

**Total**  
 Priority  
**Total**

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Bulkheads	\$8,400			
<b>Total</b>	<b>\$8,400</b>			
Priority A	\$8,400			
<b>Total</b>	<b>\$8,400</b>			



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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STEEL SHEET PILE BULKHEAD**  
**Asset # : 13937**

<b>Bulkheads</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Structural</b>								
<b>Sheet Piles</b>								
Steel	10%	4+	\$8,100	LIFE	**			A
<i>Corrosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Tidal And Splash Zones</i>								
Steel	60%			LIFE	**			A
Not Accessible	30%							D
<b>Pile Caps</b>								
Concrete	90%			LIFE	**	5	\$400	A
Concrete	2%	2-4	\$100	LIFE	**	5		A
<i>Spalling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Northeast Corner</i>								
Concrete	8%	4+	\$200	LIFE	**	5		A
<i>Spalling, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Backfill</b>								
<b>Fill</b>								
Not Accessible	100%							D
<b>Surface</b>								
Not Accessible	100%							D

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

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

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

Print Date : 09-Sep-2014

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2015**

**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** :

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Bulkheads	\$208,300	\$5,124,100
<b>Total</b>	<b>\$208,300</b>	<b>\$5,124,100</b>
Priority A	\$152,600	
Priority B	\$55,700	\$5,124,100
<b>Total</b>	<b>\$208,300</b>	<b>\$5,124,100</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Bulkheads	\$1,800	\$18,000		
<b>Total</b>	<b>\$1,800</b>	<b>\$18,000</b>		
Priority A				
Priority B	\$1,800	\$18,000		
<b>Total</b>	<b>\$1,800</b>	<b>\$18,000</b>		



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**TIMBER BULKHEAD W/CONCRETE SEAWALL**

**Asset # : 14018**

<b>Bulkheads</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Structural</b>								
Gravity Wall								
Concrete	5%	4+	\$152,600	LIFE	**	5	\$800	A
	<i>Cracking, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Spalling, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Randomly Throughout Face Of Wall Behind Timber</i>							
Concrete	25%			LIFE	**	5	\$4,000	A
	<i>Erosion, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Behind Timber</i>							
Not Accessible	50%							D
Under Construction	20%							D
<b>Backfill</b>								
Fill								
Not Accessible	80%							D
Under Construction	20%							D
<b>Surface</b>								
Asphalt	40%			2032	**	5	\$18,000	B
Concrete	40%			2032	**	5	\$18,000	B
	<i>Cracking, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Isolated Throughout Sidewalk</i>							
	<i>Settlement, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Isolated Throughout Sidewalk</i>							
Under Construction	20%							D
<b>Deck Elements</b>								
Railing								
Steel	79%			2021	\$2,861,300			B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Minor Rust On Nuts</i>							
Steel	1%	Now	\$1,800	2021	\$36,200			B
	<i>Broken, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Near Station 20+00 From West</i>							
Under Construction	20%							D

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856  
TIMBER BULKHEAD W/CONCRETE SEAWALL**

**Asset # : 14018**

<b>Bulkheads</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Deck Elements								
Parapet								
Concrete	10%	4+	\$55,700	2024	\$278,300			B
			<i>Corrosion, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout On Inshore Side</i>					
			<i>Cracking, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout On Inshore Side</i>					
			<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout On Inshore Side</i>					
			<i>Spalling, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Throughout On Inshore Side</i>					
Concrete	70%			2024	\$1,948,200			B
			<i>Cracking, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Throughout</i>					
Under Construction	20%							D

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## DEPT. OF CITYWIDE ADMIN. SERV. - 856

## Project: PUBLIC BUILDINGS

CAPITAL		FY 2016 - 2019		FY 2020 - 2025	
Miscellaneous Buildings		368,100		344,300	
EXPENSE		FY 2016	FY 2017	FY 2018	FY 2019
Miscellaneous Buildings		36,000	21,600	32,200	26,300

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
13024	ENGINE CO. 36	6,168	209,100	34,100
13100	ENGINE CO. 204	3,806	129,000	21,000
13107	ENGINE CO. 212/LADDER CO. 111	5,337	180,900	29,500
13732	PEST CONTROL	5,700	193,200	31,500

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