

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

Asset Name : 100 GOLD STREET OFFICE BUILDING
Address : 100 GOLD STREET @ FRANKFORT ST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGS0044.000 / 13453 **Yr Built/Renovated** : 1969 / 2015
Area Sq Ft : 731,670 **Project Type** : REAL PROPERTY
Date of Survey : 06-Jul-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,ph
Block : 94 **Lot** : 25 **BIN** : 1001289

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$624,400	\$2,428,700
Interior Architecture	\$237,700	\$1,981,700
Electrical	\$74,700	\$17,676,700
Mechanical	\$243,400	\$28,764,000
Total	\$1,180,100	\$50,851,200
Importance Code A	\$624,400	\$2,907,400
Importance Code B	\$555,700	\$47,213,800
Importance Code C		\$730,000
Total	\$1,180,100	\$50,851,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				
Interior Architecture	\$38,800		\$236,200	\$6,700
Electrical	\$133,500	\$110,200	\$101,000	\$113,700
Mechanical	\$318,900	\$373,000	\$392,200	\$381,800
Elevators/Escalators	\$88,800	\$88,800	\$88,800	\$88,800
Total	\$580,000	\$572,000	\$818,200	\$591,100
Importance Code A	\$71,400	\$73,000	\$71,400	\$71,400
Importance Code B	\$496,700	\$499,000	\$746,800	\$519,600
Importance Code C	\$11,800			
Total	\$580,000	\$572,000	\$818,200	\$591,100



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
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	\$144,700	LIFE	**	5	\$123,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse At North Side</i>								
Cast in Place Concrete	25%			LIFE	**	5	\$619,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$15,500	
Metal Coiling Doors	2%			2039	**	5	\$31,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$80,500	
Window Wall	58%	Now	\$286,300	2046	**	5	\$538,800	
<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>								
Windows								
Glass Block	2%			LIFE	**	5	\$3,400	
Metal Louvers	10%			2035	**	10	\$170,000	
No Component	88%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Fixed Glass Facade - No Operable Windows</i>								
Parapets								
Cast in Place Concrete	65%			LIFE	**	5	\$473,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$8,000	
Metal Rail	25%			2031	**	5-10	\$318,600	
Roof								
Cast in Place Concrete	25%			LIFE	**			
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Roof Ove 9th Floor</i>								
IRMA/Protected Membrane	75%			2036	**	10	\$297,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	35%			2025	\$4,995,300	3	\$566,800	
Cast in Place Concrete	10%			LIFE	**	5	\$236,200	
Ceramic Tile	5%			2035	**	5	\$54,000	
Terrazzo	10%			LIFE	**	5	\$84,300	
Vinyl Tile	5%	Now	\$237,700	2031	**	3	\$20,200	
<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%			2031	**	3	\$141,700	

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

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

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

Interior

Interior Walls

Ceramic Tile	2%			2035	**	5	\$23,500	
Concrete Masonry Unit	20%			LIFE	**	5	\$94,200	
Gypsum Board	70%			LIFE	**	5	\$494,500	
Travertine Panels	5%			LIFE	**			
Wood	3%			LIFE	**	5	\$141,300	

Ceilings

AcousTileSusp.Lay-In	50%			2039	**	5	\$539,800	
AcousTileSusp.Lay-In	30%			2039	**	5	\$323,900	
Exposed Concrete	15%			LIFE	**	5	\$25,300	
Gypsum Board	5%			LIFE	**	5	\$67,500	

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2026	\$478,600	5	\$3,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Main Service Switches Rated At 5000 Amperes Each.</i>								

Transformers

Dry Type	100%			2031	**	5	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room And Boiler Room</i>								
<i>Explanation : 150kva, 75kva, 15kva</i>								

Switchgear / Switchboard

Air Circuit Breaker	5%			2036	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Power Circuit Breakers</i>								

Fused Disc Sw	90%			2026	\$1,002,100	5	\$2,800	
Molded Case Bkrs	5%			2036	**	5	\$1,000	

Raceway

Conduit	40%			2036	**	1		
Conduit	10%			2046	**	1		
Conduit	50%			2026	\$652,900	1		

Panelboards

Fused Disc Sw	10%			2034	**	5	\$1,700	
Fused Disc Sw	10%			2025	\$102,200	5	\$1,700	
Molded Case Bkrs	30%			2034	**	5	\$5,800	
Molded Case Bkrs	40%			2025	\$408,700	5	\$7,700	
Molded Case Bkrs	10%			2042	**	5	\$1,900	

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	40%			2036	**	1		
Thermoplastic	10%			2046	**	1		
Thermoplastic	50%			2026	\$1,008,900	1		
Motor Controllers								
Locally Mounted	5%			2024	\$1,500	5	\$200	
Motor Control Center	15%			2024	\$193,800	5	\$3,000	
Motor Control Center	65%			2039	**	5	\$13,000	
Variable Frequency Drive	15%			2039	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$10,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$225,100	
Generators								
Diesel	100%			2029	\$75,800	1	\$283,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 2-1750kw Diesel Generators</i>								
Batteries								
Lead/Acid	100%			2020	\$1,600	5	\$27,100	
Fuel Storage								
Day Tank								
	50%			2034	**	5	\$66,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Main Tank								
	50%			2041	**	5	\$10,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2- 1200 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	98%			2026	\$4,170,500	10	\$648,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent								
	2%			2026	\$85,100	10	\$13,200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								

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

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

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

Lighting

Egress Lighting								
Emergency, Battery	20%			2026	\$201,500	10	\$34,800	
Exit, LED	10%			2041	**	1		
Exit, Service	40%			2026	\$99,600	1		
Exit, Service	30%			2021	\$74,700	1		

Alarm

Security System								
No Component	70%							
Generic	30%			2026	\$687,700	1	\$82,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

Fire/Smoke Detection								
Generic, Digital	100%			2026	\$7,847,700	1-3	\$464,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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%			2046	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : Hazard! There Is An Electrical Heater In Gas Meter Rm.</i>								

Conversion Equipment								
Steam Boiler	100%			2039	**	1	\$714,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 3 Boilers</i>								

Distribution								
Hot Wtr Piping/Pump	30%			2034	**	4	\$10,700	
Central Plant Steam Piping/Pmp	70%			2036	**	4	\$37,300	

Terminal Devices								
Air Handler	60%			2026	\$5,903,300	1	\$267,600	
Convactor/Radiator	30%			2031	**	1	\$69,900	
Fan Coil Unit/Heat	10%			2026	\$1,047,900	1	\$23,300	

Air Conditioning

Energy Source								
Electricity	100%			2042	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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	95%			2029	\$7,522,500	1	\$741,600	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 95%</i>								
<i>Location : Penthouse</i>								
Split Unit	5%			2026	\$746,800			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2036	**	4	\$53,300	
Terminal Devices								
Air Handler/Cool/Ht	95%	Now	\$149,100	2026	\$7,454,900	1	\$381,400	
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : The Drip Pans, Penthouse</i>								
Fan Coil - 2 Pipe	5%			2026	\$665,600	1	\$11,700	
Heat Rejection								
Dry Cooler	5%			2026	\$190,300	2	\$25,100	
Water Cooling Tower	65%			2027	\$1,725,900	2	\$471,900	
Water Cooling Tower	30%			2030	**	2	\$217,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$402,200	
Exhaust Fans								
Interior	90%			2026	\$2,240,400	2	\$19,900	
Roof	10%			2026	\$116,200	2	\$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2036	**	1		
Galvanized Steel	70%			2031	**	1		
Water Heater								
Gas Fired	100%			2024	\$426,700	2	\$10,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2031	**	4	\$15,500	
Sewage Ejector(s)								
Electric	100%			2031	**	4	\$29,100	
Backflow Preventer								
No Component	50%							
Generic	50%			2031	**	1	\$22,100	
Fixtures								
Generic	100%							
Vertical Transport								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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	**		
<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%			2036	**	1-5	\$363,700
Sprinkler								
	No Component	20%						
	Generic	80%			2036	**	1-2	\$161,600
Fire Pump								
	Generic	100%			2029	\$450,500	1	\$134,700

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 03-May-2018 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,14,15,16,17
Block : 134 **Lot** : 7501 **BIN** : 1082757

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$174,700	\$250,800
Interior Architecture	\$4,009,300	\$1,277,400
Electrical	\$54,000	\$1,144,100
Mechanical	\$201,400	\$6,484,600
Total	\$4,439,300	\$9,156,900
Importance Code A	\$174,700	\$250,800
Importance Code B	\$2,707,700	\$8,659,100
Importance Code C	\$1,557,000	\$246,900
Total	\$4,439,300	\$9,156,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$110,000	\$31,800		
Interior Architecture	\$103,000		\$12,100	\$53,400
Electrical	\$32,100	\$6,300	\$10,700	\$6,300
Mechanical	\$46,600	\$55,600	\$40,500	\$37,800
Elevators/Escalators	\$74,000	\$74,000	\$74,000	\$74,000
Total	\$365,800	\$167,700	\$137,500	\$171,600
Importance Code A	\$110,000	\$31,800	\$7,700	
Importance Code B	\$240,800	\$135,900	\$129,700	\$171,600
Importance Code C	\$15,000			
Total	\$365,800	\$167,700	\$137,500	\$171,600



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 49

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	5%			2049	**	10	\$29,800	
Masonry: Brick	30%			LIFE	**	5	\$152,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	30%			LIFE	**	5	\$114,600	
Masonry: Limestone	15%			LIFE	**	5	\$57,300	
Metal Panel	5%			2039	**	5-10	\$87,500	
Marble Panels	5%			LIFE	**	5	\$19,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Columns At Corner</i>								
Stucco Cement	5%			2034	**	5	\$31,800	
Window Wall	5%			2049	**	5	\$47,700	
Windows								
Aluminum	87%			2051	**	5	\$63,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Glass Block	10%			LIFE	**	5	\$9,100	
Metal Louvers	3%			2038	**	10	\$13,700	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$25,000	
Copper/Terne	20%			2049	**	5	\$8,500	
Masonry: Brick	52%			LIFE	**	5-10	\$31,300	
Metal Rail	15%	Now	\$11,900	2034	**	5	\$9,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Fourteenth Floor Roof</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Fourteenth Floor Roof</i>								
Slate	3%	Now	\$6,700	LIFE	**	5	\$300	
<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>								
Roof								
Copper/Terne	10%			2044	**	10	\$16,100	
Metal Panel	5%	Now	\$41,000	2049	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof Appurtenances</i>								
Modified Bitumen	83%			2034	**	10	\$53,500	
Skylight, Metal/Glass	2%			2049	**	10	\$4,300	
Soffits								
Cast in Place Concrete	5%	Now	\$3,800	LIFE	**	5	\$600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underside Of Roof Appurtenance</i>								
Stucco Cement	95%			2034	**	5	\$5,600	

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 49

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2025	\$839,400	3	\$116,600	
Cast in Place Concrete	10%	Now	\$91,200	LIFE	**	5	\$85,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement And Sub-basement</i>								
Ceramic Tile	5%			2038	**	5	\$19,400	
Mosaic Tile	5%			2034	**	5	\$48,600	
Terrazzo	10%			LIFE	**	5	\$60,700	
Vinyl Tile	15%	Now	\$559,200	2039	**	3	\$21,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Fifteenth, Sixteenth, And Seventeenth Floors</i>								
Vinyl Tile	25%			2034	**	3	\$36,400	
Vinyl Tile 9" X 9"	15%			2029	\$724,400	3	\$29,100	
Interior Walls								
Gypsum Board	25%			LIFE	**	5-10	\$318,000	
Masonry: Brick	10%	Now	\$658,100	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement And 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	
Plaster	15%	Now	\$507,900	LIFE	**	5	\$33,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Fifteenth, Sixteenth, And Seventeenth Floors</i>								
Plaster	45%			LIFE	**	5-10	\$286,200	
Ceilings								
AcousTileConcealSpLn	15%			2034	**	5	\$72,900	
AcousTileSusp.Lay-In	20%			2046	**	5	\$77,700	
Exposed Concrete	5%			LIFE	**	5-10	\$24,300	
Masonry:Vault Struct	15%	Now	\$1,204,100	LIFE	**			
<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	\$431,600	LIFE	**	5	\$36,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Fifteenth, Sixteenth, And Seventeenth Floors</i>								
Plaster	30%			LIFE	**	5-10	\$200,400	

Site Enclosure

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

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

Asset # : 49

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

Site Enclosure

Fence/Gates

Iron Picket

100%

2049

**

Deteriorated Finish, Extent : Light, Area Affected : 100%

Location : Metal Rail

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2042

**

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

Under 600 Volts

Service Equipment

Fused Knife Sw

50%

2039

**

5

\$600

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

Location : Sub-basement

Explanation : One Main Service Switch Rated At 4000 Amperes In Building 253

Fused Knife Sw

50%

2039

**

5

\$600

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

Location : Sub-basement

Explanation : One Main Service Switch Rated At 5000 Amperes In Building 253

Switchgear / Switchboard

Fused Disc Sw

100%

2039

**

5

\$1,100

Raceway

Conduit

100%

2059

**

1

Panelboards

Fused Disc Sw

20%

2037

**

5

\$1,200

Fused Toggle Switch

10%

0-2

\$54,000

2054

**

5

\$300

On Extended Life, Extent : Light, Area Affected : 100%

Location : Basement

Molded Case Bkrs

70%

2037

**

5

\$4,800

Wiring

Braided Cloth

2%

2-4

\$22,000

2054

**

1

Insulation Aged, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Thermoplastic

98%

2049

**

1

Motor Controllers

Locally Mounted

100%

2034

**

5

\$1,700

Ground

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 49

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : In Building 253</i>								
Generic	50%			LIFE	**	5	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : In Building 256</i>								
Lighting								
Interior Lighting								
Fluorescent	60%			2029	\$1,001,200	10	\$142,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2034	**	10	\$23,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Under Construction	30%							
Egress Lighting								
Emergency, Battery	30%			2037	**	10	\$18,800	
Exit, LED	10%			2064	**	1		
Exit, Battery	30%			2037	**	10	\$5,300	
Under Construction	30%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2034	**	1	\$19,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby, Hallways</i>								
<i>Explanation : Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$48,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Bells</i>								

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

Heating

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

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

Asset # : 49

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%	Now	\$1,900	2039	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Valve In Sub-basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Murray Street</i>								
<i>Explanation : From Con Edison</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2032	**	5	\$15,400	
Distribution								
Steam Piping/Pump	100%	Now	\$60,700	2029	\$1,213,100			
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Sub-basement</i>								
Terminal Devices								
Convactor/Radiator Under Construction	70%			2027	\$1,028,100	1	\$58,700	
	30%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Sub-basement Second Eleven Twelve Thirteen Floors</i>								
<i>Explanation : Under Construction</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	20%			2027	\$2,051,600	2	\$3,200	
Window/Wall Unit	20%			2024	\$114,300	1		
No Component	30%							
Under Construction	30%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Sub-basement Second Eleven Twelve Thirteen Floors</i>								
<i>Explanation : Under Construction</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2039	**	4	\$3,800	
CW & CHW Wtr Pipe/Pump	10%			2049	**	4	\$1,900	
No Component	60%							
Terminal Devices								
No Component	70%							
Under Construction	30%							
Heat Rejection								
Water Cooling Tower	30%			2027	\$218,600	2	\$78,400	
No Component	70%							
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
253-256 BROADWAY FMR HOME LIFE INSURANCE BLDG.

Asset # : 49

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	**	2-5	\$160,500	
Under Construction	30%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Sub-basement Second Eleven Twelve Thirteen Floors</i>								
<i>Explanation : Under Construction</i>								
Exhaust Fans								
Interior	98%	Now	\$95,700	2029	\$956,600	2	\$6,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Toilet Exhaust Fans</i>								
Roof	2%			2034	**	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%	Now	\$12,000	2027	\$240,800	1		
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
HW Heat Exchanger								
Steam Fired	100%			2029	\$436,900	4	\$38,500	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Building 256</i>								
<i>Explanation : Under Construction</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	50%			2029	\$20,900	4	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Building 253</i>								
Non-Submersible	50%			2024	\$20,900	4	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Building 256</i>								
Backflow Preventer								
Generic	100%			2029	\$69,700	1	\$15,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Units From Basement To 14th Floor, Two Units From 1st To 14th Floor, One Unit From Sub-basement, Basement To 1st Floor</i>								
<i>Explanation : Five Units</i>								
Fire Suppression								

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

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

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

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

Asset # : 49

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Standpipe							
	Generic	100%			2039	**	1-5	\$130,900
	Sprinkler							
	No Component	50%						
	Generic	50%			2049	**	1-2	\$36,400
			<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%						
	Generic	50%			2042	**	1	\$24,300
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : 256 Sub-basement</i>					
			<i>Explanation : Serves Both Buildings</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 : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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 / 2015
Area Sq Ft : 42,000 **Project Type** : REAL PROPERTY
Date of Survey : 07-Jul-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 200 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$100,000	\$36,800
Interior Architecture	\$355,200	\$340,100
Electrical		\$603,500
Mechanical		\$490,100
Total	\$455,200	\$1,470,500
Importance Code A	\$100,000	\$36,800
Importance Code B	\$79,400	\$1,433,700
Importance Code C	\$275,700	
Total	\$455,200	\$1,470,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$35,400		\$12,600	
Interior Architecture	\$12,900	\$9,500		\$1,500
Electrical	\$12,500	\$21,600	\$2,100	\$2,700
Mechanical	\$9,300	\$51,800	\$10,300	\$5,700
Total	\$70,200	\$82,900	\$25,000	\$9,900
Importance Code A	\$39,600	\$4,200	\$16,700	\$4,200
Importance Code B	\$27,700	\$78,700	\$8,300	\$5,700
Importance Code C	\$2,900			
Total	\$70,200	\$82,900	\$25,000	\$9,900



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
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	\$100,000	LIFE	**	5	\$21,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Masonry: Brick	30%			LIFE	**	5	\$15,800	
Masonry: Brownstone	15%			LIFE	**	5	\$5,900	
Masonry: Fieldstone	5%	Now	\$23,600	LIFE	**	5	\$2,000	
<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%	Now	\$6,000	LIFE	**	5	\$2,000	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$5,900	2036	**	5	\$4,900	
<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%			2042	**	5	\$25,200	
Parapets								
Masonry: Brick	35%			LIFE	**	5		
Masonry: Brick	50%			LIFE	**	5		
Metal Rail	5%			2031	**	5-10		
Metal Security Bars	3%			2041	**			
Pre-Cast Concrete	2%			LIFE	**	5		
Stucco Cement	5%			2039	**	5		
Roof								
Asphalt Shingle	50%			2029	\$700	10		
Modified Bitumen	35%			2034	**	10	\$100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	10%			2046	**	10	\$100	
Skylight, Plastic	5%			2043	**	1		
Interior								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$8,300	
Ceramic Tile	5%			2035	**	5	\$3,800	
Quarry Tile	8%			2039	**	5	\$9,100	
Sheet Vinyl/Rubber	10%			2026	\$233,800	5	\$11,400	
Steel Plate	1%	Now	\$7,200	LIFE	**	1		
<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	6%	Now	\$40,200	2036	**	3	\$1,700	
<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%			2026	\$67,000	3	\$3,800	
Wood	55%			2041	**	5	\$78,500	
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$5,800	
Gypsum Board	15%			LIFE	**	5	\$10,500	
Masonry: Brick	10%	Now	\$140,700	LIFE	**			
<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	\$135,100	LIFE	**	5	\$24,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Fourth Floor</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2039	**	5	\$7,600	
AcousTileSusp.Lay-In	10%			2031	**	5	\$7,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Third Floor</i>								
Embossed Metal	50%			LIFE	**	5	\$17,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	30%			LIFE	**	5	\$14,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Fifth Floor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Fifth Floor</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 400a Main Disconnect Switch</i>								
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	10%			2034	**	5	\$100	
Molded Case Bkrs	90%			2034	**	5	\$1,000	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	100%			2031	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,900	LIFE	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	50%			2026	\$123,900	10	\$19,300	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	50%			2031	**	10	\$19,300	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Egress Lighting Emergency, Battery	50%			2026	\$29,300	10	\$5,100	
Exit, Service	50%			2026	\$7,200	1		
Exterior Lighting HID	100%			2026	\$164,300	10	\$100	
Alarm								
Security System No Component	70%							
Generic	30%			2034	**	1	\$4,700	
Fire/Smoke Detection No Component	30%							
Generic, Digital	70%			2026	\$315,300	1-3	\$18,700	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2046	**	1		
Conversion Equipment Steam Boiler	100%			2031	**	1	\$41,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2036	**	4	\$3,100	
Terminal Devices Convactor/Radiator	100%			2031	**	1	\$13,600	
Air Conditioning								
Energy Source Electricity	100%			2034	**	1		

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit - Cooling	25%			2024	\$380,800	2	\$600	
Exterior Pkg Unit - Cooling	10%			2026	\$33,000	2	\$300	
Window/Wall Unit	25%			2021	\$21,200	1		
No Component	40%							
Terminal Devices								
Air Handler/Dir Expansion	40%			2026	\$109,300	1		
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2026	\$19,700	2	\$11,700	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$11,700	
No Component	50%							
Exhaust Fans								
Roof	25%			2026	\$16,900	2	\$300	
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	5%			2046	**	1		
Galvanized Steel	95%			2031	**	1		
Water Heater								
Gas Fired	100%			2021	\$24,800	2	\$600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2026	\$6,200	4	\$900	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2052	**	1-2	\$1,200	
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 13-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,5
Block : 423 **Lot** : 22 **BIN** : 1005645

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$88,200	\$249,500
Interior Architecture	\$167,600	\$75,300
Electrical		\$445,300
Mechanical		\$1,296,000
Total	\$255,800	\$2,066,100
Importance Code A	\$88,200	\$287,900
Importance Code B	\$167,600	\$1,703,000
Importance Code C		\$75,300
Total	\$255,800	\$2,066,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$104,100			
Interior Architecture	\$49,600			\$11,300
Electrical	\$1,300	\$1,200	\$1,100	\$700
Mechanical	\$21,500	\$18,100	\$10,700	\$17,700
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$186,400	\$29,200	\$21,600	\$39,600
Importance Code A	\$106,100	\$2,000	\$2,000	\$2,000
Importance Code B	\$61,400	\$27,200	\$19,600	\$33,900
Importance Code C	\$18,900			\$3,700
Total	\$186,400	\$29,200	\$21,600	\$39,600



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
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%			LIFE	**	5	\$69,900	
Masonry: Brick	20%	2-4	\$21,800	LIFE	**	5	\$14,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkhead</i>								
Masonry: Brick Cavity	65%			LIFE	**	5	\$90,800	
Stucco Cement	5%	Now	\$5,200	2034	**	5	\$4,400	
<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>								
Windows								
Aluminum	100%	Now	\$42,800	2045	**	5	\$4,900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$6,300	
Concrete Masonry Unit	25%			LIFE	**	5-10	\$6,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Side, Throughout</i>								
Masonry: Brick	20%			LIFE	**	5-10	\$6,000	
Masonry: Brick Cavity	40%			LIFE	**	5-10	\$12,100	
Metal: Cage/Fence	10%	Now	\$1,800	2034	**	5	\$1,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Balconies</i>								
Roof								
Metal, Corrugated	5%	Now	\$200	2034	**	1		
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Over Play Area</i>								
Modified Bitumen	10%	Now	\$5,000	2029			\$25,200	
<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>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse Roof</i>								
<i>Explanation : Fascia Damage</i>								
Play Surface	85%	2-4	\$10,200	2029			\$204,100	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Soffits								
Cement-Fiber Panel	100%			2034	**	10		
Interior								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$12,700	
Ceramic Tile	5%			2038	**	5	\$2,900	
Quarry Tile	5%	4+	\$1,700	2042	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
Vinyl Tile	85%	Now	\$43,400	2039	**	3	\$18,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Room 402, Basement Corridor</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Room 402, Basement Corridor</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$7,400	
Gypsum Board	85%	0-2	\$10,800	LIFE	**	5	\$75,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Corridor</i>								
Plaster	10%			LIFE	**	5-10	\$12,500	
Ceilings								
AcousTileSusp.Lay-In	95%	4+	\$22,700	2042	**	5	\$27,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%	0-2	\$124,200	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Beam In Mechanical Room</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$38,300	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$151,800	5	\$200	

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	95%			2029	\$85,700	1		
Conduit	5%			2055	**	1		
Panelboards								
Fused Disc Sw	5%			2028	\$4,600	5		
Molded Case Bkrs	90%			2051	**	5	\$1,000	
Molded Case Bkrs	5%			2028	\$4,600	5	\$100	
Wiring								
Thermoplastic	80%			2029	\$97,600	1		
Thermoplastic	20%			2055	**	1		
Motor Controllers								
Locally Mounted	100%			2027	\$30,500	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	50%			2037	**	10	\$18,600	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	30%			2034	**	10	\$11,100	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
LED	20%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$4,900	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
Incandescent	50%			2024	\$67,200	2		
LED	50%			2037	**			
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$7,500	

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
Heating								
Energy Source								
Fuel Oil No 2	100%			2039	**	5	\$12,600	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	100%			2034	**	1	\$20,000	
<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>								
Distribution Hot Wtr Piping/Pump	100%			2037	**	4	\$3,000	
Terminal Devices								
Air Handler	50%			2029	\$276,200	1	\$12,500	
Convactor/Radiator	50%			2034	**	1	\$6,500	
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment Reciprocating Compr/Chiller	100%			2029	\$333,500	1	\$18,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room Each Floor</i>								
Distribution CW & CHW Wtr Pipe/Pump	100%			2039	**	4	\$2,000	
Terminal Devices								
Air Handler/Dir Expansion	100%			2029	\$439,300	1		
Heat Rejection								
Water Cooling Tower	100%			2027	\$149,100	2	\$40,800	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$35,800	
Exhaust Fans								
Interior	70%			2029	\$97,900	2	\$900	
Roof	30%			2029	\$19,600	2	\$400	
Plumbing								
H/C Water Piping Brass/Copper	100%			2039	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$6,000	4	\$1,300	
Sewage Ejector(s)								
Electric	100%			2024	\$11,300	4	\$2,400	
Backflow Preventer								
Generic	100%			2034	**	1	\$2,500	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : (1) Basement to 6th Floor (1) Basement To 5th Floor</i>				
				<i>Explanation : 2 Units</i>				
Fire Suppression	Sprinkler							
	Generic	100%			2039	**	1-2	\$11,300
	Fire Pump							
	Generic	100%			2032	**	1	\$7,600
	Chemical System							
	Not Accessible	100%						

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 07-Jul-2015 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 855 **Lot** : 1 **BIN** : 1016743

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$219,900	
Interior Architecture	\$138,800	\$76,700
Electrical	\$1,087,500	
Mechanical		\$1,927,600
Total	\$1,446,100	\$2,004,300
Importance Code A	\$219,900	\$38,000
Importance Code B	\$1,122,800	\$1,889,600
Importance Code C	\$103,500	\$76,700
Total	\$1,446,100	\$2,004,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$98,100			
Interior Architecture	\$54,600	\$10,400	\$165,000	\$500
Electrical	\$2,700	\$16,600	\$3,700	\$4,100
Mechanical	\$22,800	\$44,000	\$25,400	\$9,500
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$188,100	\$80,800	\$203,900	\$24,000
Importance Code A	\$98,100		\$100	
Importance Code B	\$80,000	\$80,800	\$203,800	\$24,000
Importance Code C	\$10,000			
Total	\$188,100	\$80,800	\$203,900	\$24,000



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Fiberglass Panel	5%			2035	**	5	\$9,200	
Masonry: Brick	15%	Now	\$12,500	LIFE	**	5	\$7,300	
			<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	\$20,100	
			<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>					
Metal Panel	5%	Now	\$5,900	2036	**	5	\$4,600	
			<i>Deformed/Dented, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Throughout B/h</i>					
Stucco Cement	20%			2039	**	5	\$24,400	
Windows								
Aluminum	75%	Now	\$81,200	2042	**	5	\$8,600	
			<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Wood	25%	Now	\$24,300	2034	**	5	\$28,600	
			<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Parapets								
Copper/Terne	25%	Now	\$4,800	2046	**	5	\$2,400	
			<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Masonry: Brick	20%	Now	\$5,200	LIFE	**	5	\$800	
			<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	44%	Now	\$39,000	LIFE	**	5	\$2,200	
			<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>					
Metal Panel	10%	Now	\$3,400	2036	**	5	\$800	
			<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Metal Rail	1%	Now	\$100	2031	**	5	\$300	
			<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 60%</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
APPELLATE COURT - 1ST DEPT.
Asset # : 13870

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Roll Roofing	75%	Now	\$10,000	2022	\$99,600	5	\$17,800	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Southeast Corner</i>								
Skylight, Metal/Glass	25%	Now	\$27,300	2036	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	10%			2022	\$144,100	3	\$12,500	
Carpet	40%			2025	\$480,400	3	\$50,000	
Cast in Place Concrete	10%	Now	\$9,800	LIFE	**	5	\$18,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout Basement</i>								
Mosaic Tile	10%			2031	**	5	\$20,900	
Marble Panels	10%			LIFE	**	5	\$6,300	
Slate	5%	Now	\$16,400	LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%	Now	\$2,000	2031	**	3	\$1,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	10%	4+	\$7,800	2041	**	5	\$7,800	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Masonry: Brick	8%			LIFE	**			
Masonry: Fieldstone	2%	Now	\$5,800	LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Penetration</i>								
Marble Panels	25%	Now	\$103,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%			LIFE	**	5	\$2,300	
Plaster	30%	Now	\$4,200	LIFE	**	5	\$6,900	
<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	\$76,700	

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	7%			2039	**	5	\$5,800	
Exposed Concrete	6%			LIFE	**	5	\$800	
Glass: Susp Panels	10%	Now	\$35,300	LIFE	**			
<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	\$33,400	
Masonry: Marble	10%			LIFE	**	1		
Masonry:Vault Struct	5%	Now	\$8,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	30%			LIFE	**	5	\$15,600	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 3000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	**	5	\$200	
Raceway								
Conduit	100%			2052	**	1		
Panelboards								
Fused Disc Sw	10%			2048	**	5	\$100	
Molded Case Bkrs	90%			2048	**	5	\$1,300	
Wiring								
Thermoplastic	100%			2052	**	1		
Motor Controllers								
Locally Mounted	25%			2043	**	5	\$100	
Motor Control Center	70%			2043	**	5	\$1,000	
Variable Frequency Drive	5%			2046	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Engineer Office</i>								
<i>Explanation : All Controllors Monitored By Bms</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Lighting								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	70%			2034	**	10	\$34,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	8%			2021	\$80,600	10	\$4,000	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HID	2%			2034	**	10		
Incandescent	20%			2021	\$1,006,900	2	\$200	
<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 Exit, LED	50%			2034	**	1		
	50%			2061	**	1		
Exterior Lighting								
HID	45%			2034	**	10	\$100	
Incandescent	5%			2021	\$9,800	2		
No Component	50%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2036	**	1	\$6,100	
Fire/Smoke Detection								
No Component	30%							
Generic, Digital	70%			2034	**	1-3	\$23,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Utility Steam	100%			2046	**	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2029	\$38,000	5	\$3,200	
Distribution								
Central Plant Steam Piping/Pmp	100%			2036	**	4	\$4,000	
Terminal Devices								
Air Handler	50%			2026	\$403,400	1	\$16,800	
Convactor/Radiator	45%			2031	**	1	\$7,900	
Fan Coil Unit/Heat	5%			2026	\$43,000	1	\$900	
Air Conditioning								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2026	\$486,900	1	\$25,200	
<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								
CW & CHW Wtr Pipe/Pump	100%			2036	**	4	\$4,000	
Terminal Devices								
Air Handler/Cool/Ht	100%			2026	\$643,400	1	\$33,600	
Heat Rejection								
Water Cooling Tower	100%			2024	\$217,700	2	\$54,700	
Dehumidifier								
Generic	100%			2024	\$300			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Cellar</i>								
<i>Explanation : 4 Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,300	
Exhaust Fans								
Roof	100%			2026	\$95,200	2	\$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2046	**	1		
Galvanized Steel	80%			2039	**	1		
Water Heater								
Gas Fired	100%			2021	\$35,000	2	\$800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2031	**	4	\$1,100	
Sewage Ejector(s)								
Electric	100%			2026	\$16,500	4	\$2,200	
Backflow Preventer								
Generic	100%			2026	\$14,600	1	\$3,300	
Fixtures								
Generic	100%							
Vertical Transport								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (1) Basement To Penthouse, (1) Basement To 4th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Sprinkler								
	No Component	95%						
	Generic	5%			2046		**	1-2 \$800

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 21-Jun-2017 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 237 **Lot** : 1 **BIN** : 3001881

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,398,100	\$723,800
Interior Architecture	\$88,300	\$243,300
Electrical	\$357,200	\$521,400
Mechanical	\$2,026,200	\$850,200
Total	\$3,869,800	\$2,338,700
Importance Code A	\$1,827,500	\$723,800
Importance Code B	\$2,042,300	\$1,511,700
Importance Code C		\$103,200
Total	\$3,869,800	\$2,338,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$26,700			
Interior Architecture	\$27,500	\$11,700	\$8,200	
Electrical	\$39,400	\$6,000	\$5,400	\$61,800
Mechanical	\$53,900	\$20,000	\$34,600	\$39,100
Site Enclosure	\$5,000			
Site Pavements	\$91,900			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$252,300	\$45,600	\$56,100	\$108,800
Importance Code A	\$26,700	\$6,200	\$6,200	\$7,000
Importance Code B	\$160,900	\$39,400	\$49,800	\$101,700
Importance Code C	\$64,700			
Total	\$252,300	\$45,600	\$56,100	\$108,800



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
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	\$26,700	LIFE	**	5	\$21,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Below Grade Exterior Areaway Walls</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Below Grade Exterior Areaway Walls</i>								
Masonry: Brick	15%	Now	\$128,500	LIFE	**	5	\$12,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Elevator And Machine Room Bulkheads On Roof</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Elevator And Machine Room Bulkheads On Roof</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Elevator And Machine Room Bulkheads On Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Elevator And Machine Room Bulkheads On Roof</i>								
Masonry: Granite	5%			LIFE	**	5	\$3,100	
Masonry: Limestone	75%	4+	\$172,200	LIFE	**	5	\$47,200	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Bronze/Brass	95%	Now	\$905,200	2036	**	5	\$35,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</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 : Throughout</i>								
Metal Louvers	5%			2037	**	10	\$3,800	
Parapets								
Masonry: Brick	45%			LIFE	**	5	\$2,600	
Masonry: Limestone	55%			LIFE	**	5	\$4,000	
Roof								
Modified Bitumen	100%	Now	\$192,200	2028	\$640,700			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Debris Present, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Elevator And Machine Room Bulkheads</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Machine Room Bulkheads</i>								
Interior								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	25%			2024	\$338,300	3	\$35,200	
Ceramic Tile	15%			2037	**	5	\$14,100	
Cork Tile	15%	4+	\$39,600	2048	**	5	\$6,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	20%			LIFE	**	5	\$14,100	
Quarry Tile	5%	4+	\$7,600	2033	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Mechanical Room</i>								
Terrazzo	5%			LIFE	**	5	\$3,700	
Vinyl Tile	10%			2028	\$90,100	3	\$3,500	
Wood	5%	4+	\$17,500	2056	**	5	\$4,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$7,700	
Marble Panels	15%			LIFE	**			
Plaster	45%			LIFE	**	5	\$17,400	
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	20%			LIFE	**	5	\$103,200	
Ceilings								
AcousTileSusp.Lay-In	5%			2045	**	5	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Personnel Office In Basement</i>								
<i>Explanation : Recent Installation</i>								
Exposed Concrete	10%			LIFE	**	5	\$1,500	
Plaster	15%			LIFE	**	5	\$8,800	
Plaster	70%	Now	\$48,700	LIFE	**	5	\$41,100	
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Library Spaces On 3rd Floor Below Roof</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	**			
Free Standing Walls								
Masonry: Brick	100%	4+	\$1,500	2038	**			
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Parking Area</i>								
<i>Explanation : Damaged Cement Plaster Finish</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
APPELLATE COURT - 2ND DEPT.
Asset # : 2036

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%	Now	\$3,500	2048				**
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South And East Side Of Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South And East Side Of Building</i>								
<i>Explanation : Walls Are Clad With Granite Not Fieldstone</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$28,800	2041				**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Side Of Building</i>								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$5,600	2041				**
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : North Side Of Building</i>								
Parking/Driveway								
Asphalt								
	35%	Now	\$30,100	2043				**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Parking Area</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parking Area</i>								
<i>Potholes, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parking Area</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parking Area</i>								
Cast in Place Concrete								
	65%	0-2	\$27,500	2033				**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Rear Parking Area</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2028	\$23,500	5	\$1,700	
Transformers								
Dry Type	100%			2033		**	5	\$200
<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 Amperes 500 DC Volts Output Filter</i>								
Switchgear / Switchboard								
Molded Case Bkrs	90%			2028	\$124,000	5	\$1,500	
Molded Case Bkrs	10%			2038		**	5	\$200

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	85%			2028	\$95,000	1		
Conduit	10%			2038	**	1		
Conduit	5%			2058	**	1		
Panelboards								
Fused Disc Sw	10%			2027	\$7,600	5	\$100	
Molded Case Bkrs	75%			2027	\$56,900	5	\$1,200	
Molded Case Bkrs	10%			2036	**	5	\$200	
Molded Case Bkrs	5%			2053	**	5	\$100	
Wiring								
Braided Cloth	20%	2-4	\$34,700	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	55%			2028	\$95,400	1		
Thermoplastic	20%			2038	**	1		
Thermoplastic	5%			2058	**	1		
Motor Controllers								
Locally Mounted	20%			2033	**	5	\$100	
Motor Control Center	80%			2033	**	5	\$1,400	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	25%			2038	**	10	\$14,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices And Filing Room - Basement</i>								
Fluorescent	55%			2033	**	10	\$31,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	10%			2023	\$116,400	2	\$100	
LED	10%			2033	**			
Egress Lighting								
Emergency, Battery	45%			2028	\$43,000	10	\$6,800	
Emergency, Battery	5%			2038	**	10	\$800	
Exit, Service	50%			2038	**	1		
Exterior Lighting								
HID	90%			2023	\$240,800	10	\$200	
Incandescent	10%			2023	\$22,700	2		
Alarm								
Security System								
No Component	50%							
Generic	50%			2028	\$107,100	1	\$11,700	
Fire/Smoke Detection								
Generic, Analog	100%			2036	**	1-3	\$38,700	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Fuel Oil No 2	100%			2048	**	5	\$19,500	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : 8200 Gallon Tank</i>								
<hr/>								
Conversion Equipment Steam Boiler	100%	0-2	\$429,400	2048	**	1	\$56,000	
<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>								
<hr/>								
Distribution Steam Piping/Pump	100%	Now	\$14,700	2038	**			
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<hr/>								
Terminal Devices Air Handler	40%	2-4	\$373,200	2038	**	1	\$14,000	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 5 Units</i>								
Convector/Radiator	60%			2033	**	1	\$12,200	
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2044	**	1		
<hr/>								
Conversion Equipment Reciprocating Compr/Chiller	100%	2-4	\$563,100	2038	**	1	\$26,200	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<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. 3 Very Old And 2 Slightly Newer</i>								
<hr/>								
Distribution CW & CHW Wtr Pipe/Pump	100%			2028	\$80,900	4	\$4,600	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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	100%	Now	\$37,200	2028	\$744,100	1	\$34,900	
<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>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Units Do Heating And Cooling</i>								
<hr/>								
Heat Rejection								
Water Cooling Tower	90%	Now	\$22,700	2022	\$226,600	2	\$45,500	
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Units</i>								
Water Cooling Tower	10%			2029	\$25,200	2	\$6,300	
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$35,000	
<hr/>								
Exhaust Fans								
Interior	100%			2023	\$236,000	2	\$1,900	
<hr/>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
<hr/>								
Water Heater								
Oil Fired	100%			2021	\$55,100	1	\$1,800	
<hr/>								
HW Heat Exchanger								
Steam Fired	100%	Now	\$105,700	2058	**	4	\$6,200	
<i>Not in Service, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Low Temp Leaks</i>								
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Sump Pump(s)								
Non-Submersible	100%	0-2	\$10,100	2038	**	4	\$1,300	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sump Pump - Basement</i>								
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Vertical Transport								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression	Standpipe							
	Generic	100%			2038	**	1-5	\$32,800
Fire Pump	Generic	100%			2031	**	1	\$11,700

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

Asset Name : BAINBRIDGE FACILITY
Address : 2556 BAINBRIDGE AVE. @ COLES LA
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HEA0031.000 / 4223 **Yr Built/Renovated** : 1923 / 2002
Area Sq Ft : 36,688 **Project Type** : REAL PROPERTY
Date of Survey : 20-Jul-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3286 **Lot** : 14 **BIN** : 2016589

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$744,500	\$512,000
Interior Architecture	\$770,600	
Electrical	\$767,000	\$291,900
Mechanical	\$407,500	\$284,000
Total	\$2,689,500	\$1,087,900
Importance Code A	\$744,500	\$512,000
Importance Code B	\$1,814,700	\$575,900
Importance Code C	\$130,400	
Total	\$2,689,500	\$1,087,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$34,700			
Interior Architecture	\$175,100			\$9,600
Electrical	\$37,400	\$4,400	\$3,400	\$4,100
Mechanical	\$13,100	\$27,300	\$12,800	\$5,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$264,200	\$35,600	\$20,100	\$23,300
Importance Code A	\$38,400	\$4,100	\$3,600	\$3,600
Importance Code B	\$223,400	\$31,500	\$16,500	\$19,600
Importance Code C	\$2,500			
Total	\$264,200	\$35,600	\$20,100	\$23,300



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$320,500	LIFE	**	5	\$51,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facades And Chimney</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entire Building Is Currently Unoccupied</i>								
<i>Explanation : Building Formerly Used As Fordham / Bronx Reference Library</i>								
Masonry: Granite	5%			LIFE	**	5	\$2,300	
Masonry: Limestone	10%	Now	\$34,100	LIFE	**	5	\$4,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Window Sills</i>								
Windows								
Glass Block	2%	Now	\$600	LIFE	**	5	\$100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Wall Facing Lower Roof</i>								
Metal Clad	13%	Now	\$79,400	2051	**	5	\$4,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Wood	85%	Now	\$280,400	2051	**	5	\$48,200	
<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>								
Parapets								
Masonry: Brick	90%	Now	\$64,200	LIFE	**	5	\$5,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Face</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$3,800	
Roof								
Modified Bitumen	100%			2026		10	\$29,400	
Interior								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	20%	Now	\$145,200	2028	\$145,200	3	\$16,500	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$12,000	
Ceramic Tile	5%			2035	**	5	\$2,700	
Terrazzo	5%			LIFE	**	5	\$2,100	
Vinyl Tile 9" X 9"	60%	Now	\$375,800	2036	**	3	\$12,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$4,900	
Gypsum Board	15%			LIFE	**	5	\$8,800	
Plaster	80%	Now	\$130,400	LIFE	**	5	\$23,500	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	50%	Now	\$264,400	2046	**	5	\$13,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Second Floor Reading Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	15%			LIFE	**	5	\$1,300	
Plaster	35%	Now	\$26,100	LIFE	**	5	\$12,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor Reading Room</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Workroom And Throughout</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

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
BAINBRIDGE FACILITY
Asset # : 4223

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2026	\$21,500	5	\$1,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 2- Main Service Switches Rated At 400 Amperes Each.</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2026	\$126,500	5	\$1,000	
Raceway								
Conduit	100%			2026	\$61,400	1		
Panelboards								
Molded Case Bkrs	100%			2025	\$61,900	5	\$1,000	
Wiring								
Braided Cloth	50%	2-4	\$42,100	2051	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
Thermoplastic	50%			2026	\$42,100	1		
Motor Controllers								
Locally Mounted	100%			2024	\$30,500	5	\$200	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,900	LIFE	**	5	\$500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Water Main</i>							
	<i>Explanation : Corroded</i>							
Lighting								
Interior Lighting								
Fluorescent	100%	Now	\$216,400	2036	**			
	<i>Not in Service, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Egress Lighting								
Exit, Service	100%	Now	\$12,700	2036	**	1		
	<i>Not in Service, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Exterior Lighting								
HID	10%	Now	\$14,300	2036	**			
	<i>Not in Service, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
No Component	90%							
Alarm								
Security System								
Generic	100%	Now	\$114,900	2036	**	1	\$12,300	
	<i>Not in Service, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fire/Smoke Detection								
Generic, Analog	100%	Now	\$393,500	2036	**	1-3	\$20,600	
	<i>Not in Service, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</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
BAINBRIDGE FACILITY
Asset # : 4223

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Is A Vacant Building</i>								
Conversion Equipment Steam Boiler	100%			2031	**	1	\$36,300	
<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 Central Plant Steam Piping/Pmp	100%	0-2	\$60,200	2036	**	4	\$1,800	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Terminal Devices Convactor/Radiator	100%			2031	**	1	\$11,900	
Air Conditioning								
Energy Source Electricity	100%			2034	**	1		
Conversion Equipment Exterior Pkg Unit - Cooling	100%			2021	\$288,200	2	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Condemn Units</i>								
Heat Rejection Air Cooled Condenser Unit	100%			2026	\$71,700	2	\$25,600	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,500	
Exhaust Fans Roof	100%			2021	\$59,100	2	\$1,100	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping Brass/Copper	80%			2026	\$212,200	1		
Galvanized Steel	20%	0-2	\$3,100	2024	\$31,200	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Water Heater Gas Fired	100%			2021	\$21,700	2	\$500	
Sanitary Piping Cast Iron	100%			LIFE	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
Fixtures									
	Generic	100%							
				<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>					
				<i>Location : Throughout</i>					
Vertical Transport									
	Elevators								
	Not Accessible	100%							

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 30-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,D
Block : 2947 **Lot** : 18 **BIN** : 2009911

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$4,738,800	\$226,800
Interior Architecture	\$1,729,100	\$930,100
Electrical	\$877,700	\$1,451,300
Mechanical	\$541,500	\$3,490,900
Total	\$7,887,200	\$6,099,200
Importance Code A	\$4,738,800	\$300,000
Importance Code B	\$2,578,100	\$5,799,100
Importance Code C	\$570,300	
Total	\$7,887,200	\$6,099,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				
Interior Architecture	\$113,000	\$14,400	\$21,100	\$130,800
Electrical	\$36,100	\$11,400	\$24,300	\$9,900
Mechanical	\$64,100	\$22,900	\$94,000	\$27,600
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Total	\$247,700	\$83,200	\$174,000	\$202,900
Importance Code A	\$12,400	\$12,400	\$12,700	\$12,400
Importance Code B	\$203,600	\$68,100	\$161,300	\$190,500
Importance Code C	\$31,700	\$2,700		
Total	\$247,700	\$83,200	\$174,000	\$202,900



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	55%	Now	\$1,154,900	LIFE	**	5	\$73,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</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 : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	Now	\$164,600	LIFE	**	5	\$5,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$84,400	LIFE	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	35%	Now	\$161,000	LIFE	**	5	\$152,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$2,205,100	2052	**	5	\$25,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast in Place Concrete	10%	Now	\$38,800	LIFE	**	5	\$12,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$253,700	LIFE	**	5	\$10,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</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
BERGEN BUILDING
Asset # : 2059

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	100%	Now	\$676,200	2037		**		
<i>Blisters, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	5%	0-2	\$49,500	2023	\$123,800	3	\$14,000	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$41,000	
Ceramic Tile	5%			2030	**	5	\$9,400	
Mosaic Tile	5%			2032	**	5	\$23,400	
Terrazzo	15%	0-2	\$135,300	LIFE	**	5	\$22,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	50%			2027	\$824,800	3	\$35,100	
Vinyl Tile 9" X 9"	10%	Now	\$213,700	2037	**	3	\$7,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	3%			2036	**	5	\$5,400	
Concrete Masonry Unit	10%	0-2	\$8,300	LIFE	**	5	\$7,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Gypsum Board	15%	Now	\$23,400	LIFE	**	5	\$16,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Panel	15%	Now	\$155,700	LIFE	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Marble Panels	2%			LIFE	**			
Plaster	55%	Now	\$414,600	LIFE	**	5	\$29,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</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
BERGEN BUILDING
Asset # : 2059

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	15%	0-2	\$27,100	2032	**	5	\$14,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%			2032	**	5	\$18,700	
Exposed Concrete	20%	Now	\$249,700	LIFE	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Side Basement</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	55%	Now	\$560,200	LIFE	**	5	\$64,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2027	\$73,200	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 2500 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	10%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$253,000	5	\$3,300	
Raceway								
Conduit	95%			2027	\$150,200	1		
Conduit	5%			2037	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$20,100	5	\$300	
Fused Knife Sw	5%	2-4	\$10,100	2052	**	5	\$100	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	70%			2026	\$140,900	5	\$2,300	
Molded Case Bkrs	10%			2035	**	5	\$300	
Molded Case Bkrs	5%			2052	**	5	\$200	

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$242,500	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2037	**	1		
Thermoplastic	10%			2057	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$30,500	5	\$800	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,900	LIFE	**	5	\$1,800	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main - Basement</i>								
<i>Explanation : Corroded And Connected With Main Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	\$9,200	1	\$38,500	
Generators								
Diesel	100%			2023	\$75,800	1	\$48,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room Ground Floor</i>								
<i>Explanation : One 82.5 Kilowatt Single Phase, 125 Kilowatts, 3 Phase</i>								
Batteries								
Lead/Acid	100%			2020	\$1,600	5	\$4,600	
Fuel Storage								
Main Tank	100%			2030	**	5	\$3,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room Ground Floor</i>								
<i>Explanation : 250 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	80%			2027	\$590,700	10	\$91,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	15%			2037	**	10	\$17,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2035	**	10	\$5,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	40%			2022	\$69,900	10	\$12,100	
Emergency, Battery	10%			2035	**	10	\$3,000	
Exit, LED	50%			2062	**	1		
Exterior Lighting								
HID	100%			2022	\$489,500	10	\$400	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Security System

No Component

90%

Generic

10%

2035

* *

1

\$4,700

Fire/Smoke Detection

No Component

90%

Generic, Digital

10%

2027

\$134,200

1-3

\$7,700

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

Heating

Energy Source

Interruptible Gas/Dual

100%

Fuel

2047

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : (2) 5000 Gallon Tanks*

Conversion Equipment

Steam Boiler

100%

2032

* *

1

\$124,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : (3) Dual Fuel Steam Boilers*

Distribution

Central Plant Steam

100%

Piping/Pmp

2027

\$2,054,700

4

\$6,200

Terminal Devices

Convector/Radiator

100%

2025

\$649,900

1

\$40,400

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Heat Pump Air Sourced

20%

2028

\$240,200

2

\$1,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Sixth Floor Fan Room**Explanation : (2) Water Sourced Heat Pumps*

Interior Pkg Unit -

Cooling

10%

2028

\$453,900

2

\$800

Window/Wall Unit

70%

0-2

\$17,700

2022

\$177,100

1

*Malfunctioning, Extent : Severe, Area Affected : 35%**Location : Throughout*

Heat Rejection

Water Cooling Tower

20%

2028

\$92,100

2

\$25,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : Dry Cooler Works With Water Sourced Heat Pumps*

No Component

80%

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$14,000
	No Component	80%						
Exhaust Fans								
	Roof	100%			2022	\$201,600	2	\$3,800
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%	0-2	\$10,700	2032	**	1	
	<i>Corroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Supply Pipe Connects To Water Main In Basement</i>							
Water Heater								
	Gas Fired	100%			2022	\$74,000	2	\$1,800
Sanitary Piping								
	Cast Iron	100%	0-2	\$88,900	LIFE	**	1	
	<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
Storm Drain Piping								
	Cast Iron	100%	0-2	\$5,100	LIFE	**	1	
	<i>Cracked, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Basement, Near Entrance To Boiler Room</i>							
Sump Pump(s)								
	Non-Submersible	50%			2022	\$9,300	4	\$1,300
	Non-Submersible	50%			2037	**	4	\$2,000
	<i>Recent Installation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Basement</i>							
Sewage Ejector(s)								
	Electric	100%			2022	\$35,000	4	\$5,000
Backflow Preventer								
	No Component	80%						
	Generic	20%			2032	**	1	\$1,500
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Dedicated To The Boiler Plant</i>							
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : (4) 1st To 7th Floor, (1) Basement To 7th Floor</i>							
	<i>Explanation : 5 Units</i>							
Fire Suppression								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Standpipe							
	Generic	100%			2047	**	1-5	\$65,400
<i>Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%</i>								
<i>Location : Westside Of Building Façade</i>								
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sprinkler	No Component	80%						
	Generic	20%			2047	**	1-2	\$7,000
Fire Pump	Generic	100%			2036	**	1	\$23,400

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

Asset Name : BKLYN SUPREME AND FAMILY COURT 1ST TO 25TH FLOOR
Address : 330 JAY STREET @ JOHNSON ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DGS0057.000 / 13879 **Yr Built/Renovated** : 2006 /
Area Sq Ft : 968,139 **Project Type** : REAL PROPERTY
Date of Survey : 23-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,5,6,7,10,14,23,25,31,33
Block : 140 **Lot** : 7502 **BIN** : 3347736

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$1,267,800
Interior Architecture	\$354,300	\$3,506,400
Electrical	\$1,040,700	\$152,800
Mechanical	\$126,600	\$9,795,200
Total	\$1,521,600	\$14,722,200
Importance Code A		\$1,267,800
Importance Code B	\$1,411,200	\$11,790,900
Importance Code C	\$110,400	\$1,663,400
Total	\$1,521,600	\$14,722,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$26,300		\$10,100	
Interior Architecture	\$51,200	\$21,700	\$72,500	\$117,700
Electrical	\$203,600	\$150,400	\$169,900	\$181,000
Mechanical	\$529,800	\$353,600	\$557,200	\$323,700
Elevators/Escalators	\$593,000	\$593,000	\$593,000	\$593,000
Total	\$1,403,800	\$1,118,700	\$1,402,600	\$1,215,400
Importance Code A	\$74,200	\$47,900	\$60,500	\$47,900
Importance Code B	\$1,305,600	\$1,070,900	\$1,342,200	\$1,167,500
Importance Code C	\$24,000			
Total	\$1,403,800	\$1,118,700	\$1,402,600	\$1,215,400



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
BKLYN SUPREME AND FAMILY COURT 1ST TO 25TH FLOOR

Asset # : 13879

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	43%			LIFE	**	5	\$345,000	
Metal/Glass Curt Wall	50%			LIFE	**	5	\$752,100	
Metal Coiling Doors	2%			2040	**	5	\$50,100	
Granite Panels	3%			LIFE	**	5	\$18,100	
Pre-Cast Concrete	2%			LIFE	**	5	\$52,100	
Windows								
Aluminum	97%			2043	**	5		
Metal Louvers	3%			2036	**	10		
Parapets								
Metal/Glass Curt Wall	50%			2047	**	5	\$14,400	
Metal Panel	20%			2047	**	5	\$5,800	
Metal Rail	30%	4+	\$1,200	2040	**	5	\$15,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Perimeter Fence Throughout</i>								
Roof								
IRMA/Protected Membrane	100%			2035	**	10	\$118,600	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 7th And 33th Floor Setbacks</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Epdm Under Insulation</i>								
Interior								
Floors								
Carpet	10%			2028	\$1,915,500	3	\$217,400	
Cast in Place Concrete	10%	2-4	\$78,000	LIFE	**	5	\$317,000	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : L11 And L12 Garage Surfaces And Loading Docks</i>								
Ceramic Tile	3%			2036	**	5	\$43,500	
Terrazzo	10%			LIFE	**	5	\$113,200	
Vinyl Tile	65%	4+	\$165,900	2032	**	3	\$353,200	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st And 14th Floor Vestibules</i>								
Wood	2%			2055	**	5	\$54,300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
BKLYN SUPREME AND FAMILY COURT 1ST TO 25TH FLOOR
Asset # : 13879

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

Interior

Interior Walls

Ceramic Tile	2%			2040	**	5	\$48,000	
Concrete Masonry Unit	10%	Now	\$110,400	LIFE	**	5	\$96,000	

Diagonal Cracks, Extent : Moderate, Area Affected : 5%

Location : Bulkhead Stair A - Floors 32/33

Horizontal Cracks, Extent : Moderate, Area Affected : 5%

Location : Bulkhead Stair A - Floors 32/33

Glass: Single Pane	2%			LIFE	**	5	\$36,000	
Gypsum Board	73%			LIFE	**	5	\$1,051,400	
Granite Panels	3%			LIFE	**			
Marble Panels	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$480,100	

Ceilings

AcousTileSusp.Lay-In	85%			2044	**	5	\$1,231,700	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$181,100	

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%			2047	**	5	\$5,000	
---------------------	------	--	--	------	----	---	---------	--

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

Location : Electrical Room

Explanation : 5- 4000 Amperes Siemens Low Voltage Power Circuit Breakers

Transformers

Dry Type	100%			2040	**	5	\$3,600	
----------	------	--	--	------	----	---	---------	--

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

Location : Electrical Room

Explanation : 2- 75 Kilo-volt-ampere, 480/208/120 Volts

Switchgear / Switchboard

Air Circuit Breaker	50%			2047	**	5	\$2,500	
Fused Disc Sw	10%			2047	**	5	\$400	
Molded Case Bkrs	40%			2047	**	5	\$10,200	

Raceway

Busway	15%			2040	**	1		
Conduit	85%			2047	**	1		

Panelboards

Fused Disc Sw	15%			2043	**	5	\$3,300	
Molded Case Bkrs	85%			2043	**	5	\$21,700	

Wiring

Busway	15%			2040	**	1		
Thermoplastic	85%			2047	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
BKLYN SUPREME AND FAMILY COURT 1ST TO 25TH FLOOR

Asset # : 13879

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	2%			2040	**	5	\$100	
Motor Control Center	90%			2040	**	5	\$23,700	
Variable Frequency Drive	8%			2040	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$14,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$297,900	
Generators								
Diesel	100%			2036	**	1	\$374,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2- 1375 Kilo-volt-ampere Emergency Generators; Full Load Test On Monthly Basis: No Load Test On Weekly Basis</i>								
Batteries								
Nickel Cadmium	100%			2022	\$1,600	5	\$215,800	
Fuel Storage								
Day Tank								
	50%			2043	**	5	\$89,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 150 Gallon Rated Capacity</i>								
Main Tank								
	50%			2055	**	5	\$14,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Lower Level 2</i>								
<i>Explanation : Two 10,000 Gallon Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	80%			2032	**	10	\$710,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent								
	20%			2032	**	10	\$177,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors, Lobby</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Egress Lighting								
Emergency, Service								
	50%			2032	**	1		
Exit, LED								
	50%			2055	**	1		
Exterior Lighting								
Fluorescent								
	10%			2032	**	10	\$8,900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
No Component								
	90%							

Lightning Protection

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
BKLYN SUPREME AND FAMILY COURT 1ST TO 25TH FLOOR
Asset # : 13879

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2055	**	5	\$28,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Steel Lightning Rods</i>								
Alarm								
Security System								
No Component	20%							
Generic	80%			2032	**	1	\$289,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Public Spaces And Outside</i>								
<i>Explanation : Intrusion Alarm System And CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2032	**	1-3	\$614,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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%			2053	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : 2 10,000 Gallon Oil Tanks</i>								
Conversion Equipment								
Hot Water Boiler	100%			2040	**	1	\$478,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Dual Fuel Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2049	**	4	\$71,600	
Terminal Devices								
Air Handler	20%			2032	**	1	\$119,700	
Convectector/Radiator	80%			2040	**	1	\$250,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Hot Water Base Board Radiators</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2049	**	1		

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
BKLYN SUPREME AND FAMILY COURT 1ST TO 25TH FLOOR

Asset # : 13879

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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	85%			2036	**	1	\$890,500	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Refrigeration Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Refrigeration Room</i>								
<i>Explanation : 4 Rotary Scroll Compressor Chillers</i>								
Interior Pkg Unit - Cooling	15%			2028	\$5,266,800	2	\$8,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 26th Through 30th Floors</i>								
<i>Explanation : Water Sourced Packaged Air Conditioning Equipment</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2053	**	4	\$71,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Refrigeration Equipment Room</i>								
<i>Explanation : Includes Condenser Water Pumps And Piping</i>								
Terminal Devices								
Air Handler/Cool/Ht	85%			2032	**	1	\$508,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Through 25th Floors</i>								
<i>Explanation : No Heating Coils On Air Handlers.</i>								
No Component	15%							
Heat Rejection								
Water Cooling Tower	100%			2028	\$3,563,700	2	\$974,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$539,800	
Exhaust Fans								
Interior	10%			2032	**	2	\$3,000	
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Component Is Already Accounted For Under The Cooling Section Of This Report</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	**	1		
Water Heater								
Electric	10%			2025	\$82,700	4	\$800	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Multiple Point Of Use Electric Hot Water Heaters</i>								
Gas Fired	90%			2025	\$515,500	2	\$12,700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
BKLYN SUPREME AND FAMILY COURT 1ST TO 25TH FLOOR
Asset # : 13879

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%			2032	* *	4	\$30,700	
Sewage Ejector(s) Electric	100%			2032	* *	4	\$57,800	
Backflow Preventer Generic	100%			2032	* *	1	\$59,300	
Fixtures Generic	100%							
Vertical Transport								
Elevators								
Gearless Traction	90%			LIFE	* *			
		<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	* *			
		<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	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st To 2nd Floor</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	\$506,200	
Sprinkler								
Generic	100%			2053	* *	1-2	\$271,200	
Fire Pump								
Generic	100%			2040	* *	1	\$180,800	

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 22-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,10,LM
Block : 2454 **Lot** : 1 **BIN** : 2002704

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$5,623,400	\$614,500
Interior Architecture	\$2,428,000	\$14,186,500
Electrical	\$3,889,700	\$2,428,600
Mechanical		\$16,124,100
Total	\$11,941,100	\$33,353,700
Importance Code A	\$5,623,400	\$3,765,800
Importance Code B	\$5,887,600	\$18,750,400
Importance Code C	\$430,000	\$10,837,600
Total	\$11,941,100	\$33,353,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$16,800	\$52,600		
Interior Architecture	\$206,000		\$54,300	\$176,000
Electrical	\$47,100	\$52,500	\$60,700	\$51,100
Mechanical	\$302,300	\$196,600	\$317,700	\$171,900
Elevators/Escalators	\$148,500	\$148,500	\$148,500	\$148,500
Total	\$720,600	\$450,200	\$581,200	\$547,500
Importance Code A	\$66,500	\$102,300	\$49,700	\$50,800
Importance Code B	\$654,100	\$347,900	\$506,700	\$496,700
Importance Code C			\$24,800	
Total	\$720,600	\$450,200	\$581,200	\$547,500



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
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	\$153,200	LIFE	**	5	\$131,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Cooling Tower Area</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cooling Tower</i>								
Masonry: Brick	10%	0-2	\$163,900	LIFE	**	5	\$52,500	
<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	
Masonry: Limestone	80%	0-2	\$2,374,700	LIFE	**	5	\$314,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Slate Panels	2%			LIFE	**	5	\$7,900	
Windows								
Aluminum	95%	0-2	\$287,000	2036	**	5	\$33,100	
<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>								
Metal Louvers	5%			2031	**	10	\$21,800	
Parapets								
Cast in Place Concrete	40%	Now	\$74,000	LIFE	**	5	\$116,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	Now	\$16,800	LIFE	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	40%	0-2	\$121,900	LIFE	**	5	\$14,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%			2041	**	5-10	\$50,800	

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	96%	Now	\$2,448,600	2038	**			1
			<i>Blisters, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
			<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
			<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Modified Bitumen	2%			2036	**	10	\$3,600	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Annex Roof</i>					
Traffic Topping	2%			2036	**	10	\$6,100	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Soffits								
Cast in Place Concrete	70%			LIFE	**	5		
Masonry: Limestone	30%			LIFE	**	5		
Interior								
Floors								
Carpet	33%	0-2	\$183,900	2024	\$3,677,600	3	\$417,300	
			<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Cast in Place Concrete	15%			LIFE	**	5	\$276,600	
Ceramic Tile	7%			2037	**	5	\$59,000	
Terrazzo	10%			LIFE	**	5	\$65,900	
Vinyl Tile	35%	Now	\$519,600	2028	\$2,598,100	3	\$110,600	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Corridors, 3rd, 4th, Lm Levels</i>					
			<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$49,500	
Concrete Masonry Unit	10%	Now	\$113,900	LIFE	**	5	\$39,600	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 10th Floor, Roof Stair D</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof Stair D</i>								
Fabric on Framing	10%			2029	\$10,448,200	5	\$49,500	
Gypsum Board	33%	0-2	\$70,200	LIFE	**	5	\$196,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%	4+	\$40,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Granite Panels	5%	0-2	\$205,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	25%			LIFE	**	5	\$74,300	
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	2%			LIFE	**	5	\$79,300	

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	40%	Now	\$282,500	2033	**	5	\$210,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	25%	Now	\$353,100	2041	**	5	\$105,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout, Corridor(s)</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, Corridor(s)</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	30%	Now	\$842,800	LIFE	**	5	\$39,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 10th Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 10th Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stair D To Roof, 10th Floor</i>								
Gypsum Board	5%	0-2	\$22,100	LIFE	**	5	\$52,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 12%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Cast in Place Concrete	100%			2033	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048	**	5	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4000 Amperes</i>								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2041	**	5	\$1,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Total Of 75 Different Ratings Also 5.5 Amperes Rectifier 6 Volts Dc</i>							
Switchgear / Switchboard								
Fused Disc Sw	50%			2028	\$253,000	5	\$1,100	
Fused Disc Sw	50%			2048	**	5	\$1,100	
Raceway								
Conduit	30%			2038	**	1		
Conduit	70%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2044	**	5	\$1,200	
Molded Case Bkrs	90%			2044	**	5	\$11,900	
Wiring								
Thermoplastic	60%			2028	\$560,200	1		
Thermoplastic	40%			2048	**	1		
Motor Controllers								
Locally Mounted	30%			2026		5	\$1,000	
Motor Control Center	70%	4+	\$38,500	2041	**	5	\$4,800	
	<i>Enclosure Corroded, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : 10th Floor Mechanical Room</i>							
	<i>Suspect Water Damage, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : 10th Floor Mechanical Room</i>							
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$3,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Water Main</i>							
Generic	50%			LIFE	**	5	\$3,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Water Main</i>							
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$154,500	
Generators								
Diesel	100%			2037	**	1	\$194,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : One 1500 Kw Caterpillar Genset</i>							

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Batteries								
Lead/Acid	90%			2022	\$1,400	5	\$16,700	
Lead/Acid	10%			2022	\$200	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : On Roof Near Generator</i>								
<i>Explanation : 1500 Kw Load Bank</i>								
Fuel Storage								
Day Tank	50%			2044	**	5	\$46,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One 275 Gallons</i>								
Main Tank	50%			2031	**	5	\$7,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 10000 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent	85%			2033	**	10	\$391,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	15%			2023	\$1,281,900	2	\$1,700	
Egress Lighting								
Emergency, Service	50%			2023	\$127,900	1		
Exit, Service	50%			2023	\$86,600	1		
Exterior Lighting								
HID	100%			2023	\$1,963,300	10	\$1,500	
Alarm								
Security System								
No Component	80%							
Generic	20%			2033	**	1	\$37,500	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2028	\$1,615,300	1-3	\$92,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
<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. Capacity Of Each Tank 10000 Gal.</i>								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2026	\$3,151,200	1	\$497,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 10th Floor Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : 10th Floor</i>								
<i>Explanation : 2 Units - 2 Instantaneous Heat Exchangers Convert Steam To Hot Water</i>								
Distribution Hot Wtr Piping/Pump	90%			2036	**	4	\$33,400	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Basement Through 9th Floor</i>								
<i>Explanation : Hot Water Used For Preheat Coils And Perimeter Radiators</i>								
Steam Piping/Pump	10%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 10th Floor</i>								
<i>Explanation : 10th Floor Uses Steam For Heating. Other Floors Use Hot Water.</i>								
Terminal Devices Air Handler	30%			2028	\$2,054,100	1	\$93,100	
Convactor/Radiator	30%			2033	**	1	\$48,600	
Fan Coil Unit/Heat	40%			2028	\$2,917,000	1	\$64,900	
Air Conditioning								
Energy Source Electricity	100%			2036	**	1		
Conversion Equipment Centrifugal, Elec Chiller	98%			2041	**	1	\$532,400	
<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 : Roof</i>								
<i>Explanation : 3 Units From 2013 In 10th Floor. 1 Packaged Chiller On The Roof Not Operational Yet. Did Not Signed Off On The Unit.</i>								
Exterior Pkg Unit - Cooling	1%			2033	**	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units Used For Elevator Machine Rooms.</i>								
Split Unit	1%			2033	**			
Distribution CW & CHW Wtr Pipe/Pump	100%			2048	**	4	\$37,100	
Terminal Devices Air Handler/Cool/Ht	50%			2033	**	1	\$155,200	
Fan Coil - 4 Pipe	50%			2028	\$5,700,300	1	\$81,100	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning	Heat Rejection							
	Water Cooling Tower	100%		2032	**	2	\$505,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 2 Units Installed In 2013 Same Time As Chillers In The 10th Floor.</i>					
Ventilation	Distribution							
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$279,900	
	Exhaust Fans							
	Interior	100%		2028	\$1,732,400	2	\$15,400	
Plumbing	H/C Water Piping							
	Brass/Copper	10%		2048	**	1		
	Galvanized Steel	90%		2033	**	1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : In Line Pressure Booster Pump For Domestic Cold Water.</i>					
HW Heat Exchanger	HTHW/HW	100%		2048	**			
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Units</i>					
Sanitary Piping	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)	Non-Submersible	100%		2033	**	4	\$15,900	
Sewage Ejector(s)	Electric	100%		2033	**	4	\$30,000	
Backflow Preventer	Generic	100%		2033	**	1	\$30,700	
Fixtures	Generic	100%						
Vertical Transport	Elevators							
	Geared Traction	90%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
			<i>Location : (6) Lower Mezzanine To 9th Floor, (4) Basement To 9th Floor, (1) Basement To 10th Floor</i>					
			<i>Explanation : 11 Units</i>					
	Hydraulic	10%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Lm-4th Floor</i>					
			<i>Explanation : 2 Units</i>					

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Escalators							
	Under 20' Rise	100%			LIFE	**		
<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%			2054	**	1-5	\$253,100
	Sprinkler							
	No Component	70%						
	Generic	30%			2048	**	1-2	\$42,200
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Garage, Basement, Cellar 1st And 2nd Floor</i>								
<i>Explanation : Deluge System For The Garage. Dry System For Cellar, Basement 1st And 2nd Floor.</i>								
Fire Pump	Generic	100%			2024	\$313,500	1	\$93,700

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 19-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,10
Block : 2444 **Lot** : 32 **BIN** : 2113095

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,282,900	\$6,147,600
Interior Architecture	\$2,359,200	\$2,550,300
Electrical		\$470,300
Mechanical	\$1,741,000	\$17,545,200
Total	\$5,383,100	\$26,713,300
Importance Code A	\$1,282,900	\$6,147,600
Importance Code B	\$2,401,000	\$19,457,900
Importance Code C	\$1,699,200	\$1,107,800
Total	\$5,383,100	\$26,713,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$13,600		\$30,300	
Interior Architecture	\$500,500		\$6,900	\$191,900
Electrical	\$166,700	\$119,300	\$162,900	\$120,900
Mechanical	\$238,300	\$279,200	\$416,600	\$264,600
Elevators/Escalators	\$202,100	\$202,100	\$202,100	\$202,100
Total	\$1,121,300	\$600,600	\$818,800	\$779,500
Importance Code A	\$49,800	\$36,200	\$66,500	\$36,200
Importance Code B	\$1,056,800	\$564,400	\$752,300	\$743,300
Importance Code C	\$14,700			
Total	\$1,121,300	\$600,600	\$818,800	\$779,500



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

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Metal/Glass Curt Wall	63%			LIFE	**	5	\$1,539,500		
Metal Panel	20%			2049	**	5-10	\$896,000		
Metal Sect. OHD	2%			2034	**	5	\$40,700		
Pre-Cast Concrete	15%			LIFE	**	5	\$635,300		
Windows									
Metal Louvers	10%			2038	**	10			
No Component	90%								
Parapets									
Metal Panel	10%			2049	**	5	\$7,700		
Metal Rail	90%			2042	**	5-10	\$322,000		
Roof									
IRMA/Protected Membrane	4%	Now	\$13,600	2034	**				
<i>Repairs in Progress, Extent : Light, Area Affected : 5%</i>									
<i>Location : 7th Floor Balconies</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : 10th Floor Penthouse And 7th Floor Balconies</i>									
Metal Panel	4%			2042	**	10	\$30,300		
Modified Bitumen	65%			2029		10	\$3,769,500		
Skylight, Metal/Glass	2%			2049	**	10	\$27,500		
Under Construction	25%								
<i>Other Observation, Extent : Light, Area Affected : 0%</i>									
<i>Location : Ground Floor</i>									
<i>Explanation : Plaza Roof Over Parking Area</i>									
Soffits									
Metal Panel	100%			2049	**	5-10			
Interior									
Floors									
Carpet	30%	0-2	\$434,800	2028		3	\$493,400		
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : 8th And 9th Floors</i>									
Cast in Place Concrete	10%	4+	\$23,600	LIFE	**	5	\$239,800		
<i>Loose/Delam Surface, Extent : Moderate, 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%			2038	**	5	\$54,800		
Granite Panels	15%			LIFE	**	5	\$246,700		
Steel Plate	5%			LIFE	**	1			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Stairwells</i>									
<i>Explanation : This Is Actually Stainless Steel Treads And Risers</i>									
Terrazzo	30%			LIFE	**	5	\$513,900		
Vinyl Tile	5%			2034	**	3	\$20,600		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$459,300	
Cast Stone/Terra Cotta	10%			LIFE	**	10	\$689,000	
Ceramic Tile	5%			2038	**	5	\$91,900	
Gypsum Board	63%	4+	\$99,400	LIFE	**	5	\$694,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Elevator Room 1031</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Under 7th Floor Balconies At Stairwells</i>								
Granite Panels	2%			LIFE	**	10	\$14,700	
Plaster	5%	Now	\$38,200	LIFE	**	5	\$27,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Ramp Area At Jury Waiting Room</i>								
Wood	5%			LIFE	**	5	\$734,900	
Ceilings								
AcousTileSusp.Lay-In	50%	4+	\$91,800	2042	**	5	\$274,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Exposed Concrete	8%			LIFE	**	5-10	\$109,600	
Gypsum Board	40%	4+	\$91,900	LIFE	**	5	\$548,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 6th Floor At Stairwells</i>								
Metal Panel	2%			LIFE	**	5	\$54,800	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	**			
Free Standing Walls								
Under Construction	100%							
Retaining Walls								
Under Construction	100%							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	85%			2034	**			
Pavers/Stone	15%			2032	**			
Parking/Driveway								
Cast in Place Concrete	100%			2042	**			
Activity Yard								
Under Construction	100%							
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2049	**	5	\$3,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Four 5000 Ampere Services</i>						
Transformers								
Dry Type	100%			2042	**	5	\$2,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Various Ratings</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$3,100	
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Fused Disc Sw	10%			2045	**	5	\$1,700	
Molded Case Bkrs	90%			2045	**	5	\$17,400	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	10%			2042	**	5	\$500	
Motor Control Center	80%			2042	**	5	\$16,000	
		<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	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Mezzanine</i>						
		<i>Explanation : Used For Smoke Purge</i>						
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$21,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Water Main</i>						
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$225,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : At Various Locations</i>						
		<i>Explanation : Multiple Units</i>						
Generators								
Diesel	100%			2038	**	1	\$283,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1000 Kilovolt-Ampere</i>						

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Batteries								
Lead/Acid	100%			2023	\$1,600	5	\$27,100	
Fuel Storage								
Day Tank	20%			2045	**	5	\$27,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 275 Gallons</i>							
Main Tank	80%			2057	**	5	\$17,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 10,000 Gallons, Shared With Boiler</i>							
Lighting								
Interior Lighting								
Fluorescent	50%			2034	**	10	\$335,900	
	<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Fluorescent	20%			2034	**	10	\$134,400	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
HID	30%			2034	**	10	\$7,100	
Egress Lighting								
Exit, LED	60%			2057	**	1		
Exit, Service	10%			2034	**	1		
Exit, Battery	30%			2034	**	10	\$14,800	
Exterior Lighting								
HID	100%			2034	**	10	\$2,200	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2057	**	5	\$21,500	
Alarm								
Security System								
Generic	100%			2034	**	1	\$273,600	
Fire/Smoke Detection								
Generic, Digital	100%			2034	**	1-3	\$451,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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%			2039	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Vault</i>							
	<i>Explanation : Two 10,000 Gallon Tanks For No.2 Fuel Oil</i>							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	100%			2034	**	1	\$362,200	
<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%			2037	**	4	\$54,200	
Terminal Devices								
Air Handler	35%			2029	\$3,496,900	1	\$158,500	
Convactor/Radiator	60%			2034	**	1	\$142,000	
Unit Heater - Hot Water	5%			2029	\$133,000			
Air Conditioning								
Energy Source Electricity	100%			2045	**	1		
<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>								
Conversion Equipment Centrifugal, Elec Chiller	90%			2032	**	1	\$713,400	
Interior Pkg Unit - Cooling	10%	0-2	\$132,800	2027	\$2,656,600	2	\$3,600	
<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Controls System Is Obsolete</i>								
Distribution CW & CHW Wtr Pipe/Pump	100%			2039	**	4	\$36,100	
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	\$7,968,700	1	\$453,000	
Heat Rejection								
Water Cooling Tower	100%	Now	\$1,078,500	2030	**	2	\$589,800	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Condenser Water Piping From Cooling Tower To System Components Not Providing Sufficient Flow To Operate Equipment</i>								
Ventilation								
Exhaust Fans								
Interior	95%			2029	\$2,401,500	2	\$21,300	
Roof	5%			2029	\$59,000	2	\$1,100	
Plumbing								
H/C Water Piping Brass/Copper	100%	Now	\$529,600	2039	**	1		
<i>Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Main Water Tank In Sub-basement</i>								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Gas Fired	100%			2024	\$433,300	2	\$10,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Two 250 Gallon Units</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Submersible	100%			2022	\$24,100	4	\$23,200	
Sewage Ejector(s) Electric	100%			2029	\$204,600	4	\$43,700	
Backflow Preventer Generic	100%			2034	**	1	\$44,900	
<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%							
Vertical Transport								
Elevators								
Geared Traction	95%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Twelve Units From Sub-basement To 9th Floor, Eight Units From Sub-basement To 6th Floor, One Unit From 1st to 7th Floor</i>								
<i>Explanation : 21 Units</i>								
Hydraulic	5%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
Escalators								
Under 20' Rise	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2049	**	1-5	\$369,300	
Sprinkler								
Generic	100%			2039	**	1-2	\$205,200	
Fire Pump								
Generic	100%			2032	**	1	\$136,800	

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 07-Jul-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,6,8,10
Block : 2462 **Lot** : 39 **BIN** : 2101266

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,032,000	\$171,800
Interior Architecture	\$178,900	\$203,600
Electrical	\$87,100	
Mechanical	\$59,200	\$368,100
Total	\$1,357,300	\$743,500
Importance Code A	\$1,032,000	\$171,800
Importance Code B	\$280,800	\$469,100
Importance Code C	\$44,400	\$102,600
Total	\$1,357,300	\$743,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$27,000			
Interior Architecture	\$306,900			\$15,900
Electrical	\$8,600	\$24,100	\$15,100	\$8,700
Mechanical	\$49,200	\$66,400	\$49,300	\$56,400
Elevators/Escalators	\$65,900	\$65,900	\$65,900	\$65,900
Total	\$457,700	\$156,400	\$130,400	\$146,900
Importance Code A	\$32,000	\$6,300	\$4,900	\$4,900
Importance Code B	\$337,300	\$150,100	\$125,400	\$141,900
Importance Code C	\$88,400			
Total	\$457,700	\$156,400	\$130,400	\$146,900



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass Block	7%	Now	\$44,500	LIFE	**	5	\$5,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rear (east) Facade, Street Level</i>								
Masonry: Brick Cavity	68%	0-2	\$325,700	LIFE	**	5	\$83,900	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead And Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And South Facades, Bulkhead</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Louvers</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Below Window Sills And Vents</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead, Rear Facade At Adjoining Building</i>								
Masonry: Sandstone	5%	0-2	\$9,800	LIFE	**	5	\$4,600	
<i>Open Joints, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkhead</i>								
Metal/Glass Curt Wall	20%	0-2	\$405,400	LIFE	**	5	\$46,300	
<i>Air Infiltration, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade At Main Stair</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : 5th Floor At Main Stair (North Facade)</i>								
Windows								
Aluminum	90%	Now	\$216,300	2042	**	5	\$12,500	
<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 : 15%</i>								
<i>Location : Various Rooms On Upper Floors - South Facade, 10th Floor Elevator Lobby</i>								
Metal Louvers	10%	4+	\$4,300	2035	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick Cavity	15%			LIFE	**	5	\$500	
Masonry: Sandstone	5%			LIFE	**	5	\$200	
Metal Rail	75%	4+	\$7,500	2039	**	5	\$19,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northwest Corner - 6th Floor</i>								
Stucco Cement	5%			2039	**	5	\$500	
Roof								
IRMA/Protected Membrane	82%	0-2	\$40,100	2031	**			
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 6th Floor Roof</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 6th Floor Roof</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 6th Floor Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : South Facade</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	10%			2026	\$41,600	10	\$3,000	
Skylight, Plastic	5%			2039	**	1		
Sloped Glazing	3%	Now	\$5,400	LIFE	**	5	\$11,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Entrance Canopy</i>								
Interior								
Floors								
Carpet	10%			2020	\$197,900	3	\$29,900	
<i>Staining/Discoloring, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$32,700	
Ceramic Tile	5%			2035	**	5	\$7,500	
Granite Panels	10%			LIFE	**	5	\$11,200	
Terrazzo	20%			LIFE	**	5	\$23,400	
Vinyl Tile	45%	2-4	\$59,300	2031	**	3	\$25,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 7th Floor Corridor</i>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$7,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$5,900	
Glass: Single Pane	5%	4+	\$22,800	LIFE	**	5	\$5,500	
<i>Other Observation, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : At Main Stair - All Levels</i>								
<i>Explanation : Clouded / Staining</i>								
Gypsum Board	50%	Now	\$31,500	LIFE	**	5	\$44,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair B Bulkhead, Various Rooms On Upper Floors, 10th Floor Elevator Lobby</i>								
Masonry: Brick	15%	4+	\$44,400	LIFE	**			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Stair</i>								
Granite Panels	5%	4+	\$30,500	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Entrance Lobby</i>								
<i>Explanation : Staining/coloring</i>								
Wood	10%			LIFE	**	5	\$58,600	
Ceilings								
AcousTileSusp.Lay-In	60%	0-2	\$75,200	2039	**	5	\$44,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Dividing Walls - Upper Floors</i>								
Exposed Concrete	10%			LIFE	**	5	\$2,300	
Gypsum Board	30%	Now	\$9,400	LIFE	**	5	\$56,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Rooms On Upper Floors, 10th Floor Elevator Lobby</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2046	**	5	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Electrical Service Rated At 6000 Amperes</i>								
Transformers								
Dry Type	100%			2039	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Multiple Units - Various Sizes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2046	**	5	\$2,600	

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2046	**	1		
Panelboards								
Molded Case Bkrs	100%			2042	**	5	\$2,600	
Wiring								
Thermoplastic	100%			2046	**	1		
Motor Controllers								
Locally Mounted	5%			2039	**	5		
Motor Control Center	95%			2039	**	5	\$2,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$30,800	
Generators								
Diesel	100%			2035	**	1	\$38,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : No Rating Available</i>								
Batteries								
Nickel Cadmium	100%			2021	\$1,600	5	\$22,300	
Fuel Storage								
Day Tank	50%			2042	**	5	\$9,300	
Main Tank	50%			2054	**	5	\$1,500	
Lighting								
Interior Lighting								
Fluorescent	95%			2031	**	10	\$87,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	5%			2031	**	2	\$100	
Egress Lighting								
Emergency, Service	100%			2031	**	1		
Exterior Lighting								
HID	20%			2031	**	10	\$100	
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2031	**	1-3	\$18,500	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Vault</i>						
		<i>Explanation : One 6,000 Gallon Tank</i>						
Conversion Equipment								
Hot Water Boiler	100%			2039	**	1	\$49,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sixth Floor Mechanical Equipment Room</i>						
		<i>Explanation : Two Dual Fuel Hot Water Boilers</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2042	**	4	\$4,900	
Terminal Devices								
Air Handler	50%			2031	**	1	\$30,900	
Convactor/Radiator	50%			2039	**	1	\$16,200	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2035	**	1	\$108,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sixth Floor Mechanical Equipment Room</i>						
		<i>Explanation : 2 Rotary Screw Chillers, Refrigerant R-22</i>						
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2046	**	4	\$4,900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	**	1	\$61,800	
Heat Rejection								
Water Cooling Tower	100%			2027	\$368,100	2	\$100,600	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$55,800	
Exhaust Fans								
Roof	10%			2031	**	2	\$300	
No Component	90%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Basement And Sixth Floor</i>						
		<i>Explanation : Equipment Covered Under Heating And Cooling Section Of This Report</i>						
Plumbing								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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	98%			2046	**	1	
	Brass/Copper	2%	0-2	\$14,500	2056	**	1	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Deteriorating Roof Tank Shingles</i>								
Water Heater	Gas Fired	100%			2021	\$59,200	2	\$1,500
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sixth Floor Mechanical Room</i>								
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%			2031	**	4	\$2,100
Sewage Ejector(s)	Electric	100%			2031	**	4	\$4,000
Backflow Preventer	Generic	100%			2031	**	1	\$6,100
Fixtures	Generic	100%						
Vertical Transport								
Elevators	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 10th Floor</i>								
<i>Explanation : 6 Units</i>								
Escalators	Over 20' Rise	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Floors</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe	Generic	100%			2046	**	1-5	\$50,400
<i>Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sprinkler	Generic	100%			2046	**	1-2	\$28,000
Fire Pump	Generic	100%			2035	**	1	\$18,700

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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 / 2002
Area Sq Ft : 15,000 **Project Type** : REAL PROPERTY
Date of Survey : 20-Jul-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,etc
Block : 4832 **Lot** : 9 **BIN** : 2063174

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$36,700	\$55,000
Interior Architecture		\$79,000
Electrical	\$36,300	\$160,500
Mechanical	\$317,500	\$205,300
Total	\$390,500	\$499,800
Importance Code A	\$36,700	\$55,000
Importance Code B	\$353,900	\$444,800
Total	\$390,500	\$499,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$46,700		\$400	
Interior Architecture	\$24,300	\$4,200	\$1,300	\$4,500
Electrical	\$1,200	\$7,200	\$1,300	\$1,000
Mechanical	\$11,400	\$45,600	\$2,800	\$1,300
Total	\$83,600	\$56,900	\$5,700	\$6,800
Importance Code A	\$47,400	\$9,300	\$1,100	\$700
Importance Code B	\$35,500	\$47,600	\$4,600	\$6,100
Importance Code C	\$600			
Total	\$83,600	\$56,900	\$5,700	\$6,800



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

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

Asset # : 13869

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$18,600	
Masonry: Granite	5%			LIFE	**	5	\$900	
Masonry: Limestone	10%			LIFE	**	5	\$1,700	
Wood	5%	Now	\$12,700	2031	**	5	\$2,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Dormers And Tower</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Dormers And Tower</i>								
Windows								
Aluminum	95%			2042	**	5	\$800	
Wood	5%	Now	\$1,200	2051	**	5	\$200	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,000	
Masonry: Brick	20%			LIFE	**	5	\$500	
No Component	75%							
Roof								
Built-Up (BUR)	10%	Now	\$36,700	2036	**			1
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Junction Of Carriage House, Meeting Room B</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Meeting Room B</i>								
Copper/Terne	40%	Now	\$14,500	2054	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Attic Office</i>								
Metal Panel	30%	Now	\$18,300	2031	**			1
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Carriage House</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Carriage House</i>								
Modified Bitumen	15%			2026		10	\$3,900	
Skylight, Metal/Glass	5%			2036	**	10	\$4,400	
Interior								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 13869

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2025	\$14,800	3	\$1,700	
Cast in Place Concrete	5%	Now	\$2,400	LIFE	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2035	**	5	\$1,100	
Vinyl Tile	40%	0-2	\$15,800	2026	\$79,000	3	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Second Floor And Attic</i>								
Vinyl Tile	25%			2034	**	3	\$2,100	
Wood	20%			2041	**	5	\$8,400	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$400	
Gypsum Board	30%			LIFE	**	5	\$1,400	
Masonry: Brick	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$1,200	
Plaster	5%	Now	\$600	LIFE	**	5	\$100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Ceilings								
AcousTileSusp.Lay-In	30%			2043	**	5	\$6,700	
Plaster	50%			LIFE	**	5	\$7,000	
Plaster	20%			LIFE	**	5-10	\$7,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Carriage House And Meeting Room B</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Carriage House And Meeting Rom B</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2036	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 600 Amperes</i>								
Fused Disc Sw	50%			2026	\$2,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 600 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2026	\$101,200	5	\$400	

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

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

Asset # : 13869

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	20%			2036	**	1		
Conduit	80%			2026	\$23,000	1		
Panelboards								
Fused Disc Sw	5%			2034	**	5		
Molded Case Bkrs	20%			2034	**	5	\$100	
Molded Case Bkrs	75%			2025	\$23,200	5	\$300	
Wiring								
Braided Cloth	75%	2-4	\$36,300	2051	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	25%			2036	**	1		
Ground								
Grounding Devices								
Not Accessible	50%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Covered With Insulation</i>						
Generic	50%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	30%			2031	**	10	\$4,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	60%			2026	\$53,100	10	\$8,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	7%			2026	\$6,200	10	\$1,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Lobby And Hallways</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
HID	2%			2026		10		
Incandescent	1%			2026	\$2,000	2		
Egress Lighting								
Emergency, Battery	50%			2031	**	10	\$1,800	
Exit, Service	50%			2031	**	1		
Exterior Lighting								
HID	5%			2026	\$2,900	10		
No Component	95%							
Alarm								

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

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

Asset # : 13869

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

Alarm

Security System

No Component

70%

Generic

30%

2031

**

1

\$1,700

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

Location : Hallways And Outside

Explanation : CCTV And Intrusion Alarm System

Fire/Smoke Detection

Generic, Digital

100%

2031

**

1-3

\$9,200

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

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Stations, Horns And Smoke Detectors And Alarm Bells

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

Heating

Energy Source

Fuel Oil No 2

75%

2036

**

5

\$3,500

Natural Gas

25%

2036

**

1

Conversion Equipment

Furnace

25%

2021

\$8,600

1

\$1,900

Other Observation, Extent : Light, Area Affected : 25%

Location : Lower Roof

Explanation : 1 Roof Top Package Unit

Hot Water Boiler

75%

2039

**

1

\$5,600

Other Observation, Extent : Light, Area Affected : 75%

Location : Basement Boiler Room

Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump

75%

2025

\$17,000

4

\$800

No Component

25%

Terminal Devices

Convactor/Radiator

75%

2024

\$58,400

1

\$3,600

No Component

25%

Air Conditioning

Energy Source

Electricity

100%

2034

**

1

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 13869

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit - Cooling	50%			2020	\$272,000	2	\$500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>								
<i>Location : 5 Units, Various</i>								
Ext Pkg Unit - Heating/Cooling	25%			2021	\$45,500	2	\$200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 25%</i>								
<i>Location : 1 Unit On Lower Roof</i>								
Split Unit	25%			2026	\$77,600			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 25%</i>								
<i>Location : 3 Units, Lower Roof</i>								
Terminal Devices								
Fan Coil - 2 Pipe	25%			2026	\$69,200	1	\$1,200	
No Component	75%							
Heat Rejection								
Air Cooled Condenser Unit	25%			2026	\$7,300	2	\$2,600	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	75%			LIFE	**	2-5	\$6,300	
No Component	25%							
Exhaust Fans								
Interior	65%			2021	\$33,600	2	\$300	
Roof	35%			2026	\$8,500	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
Water Heater								
Gas Fired	100%			2020	\$8,900	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2020	\$500	4	\$500	
Fixtures								
Generic	100%							

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

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

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

Asset Name : BROOKLYN BOROUGH HALL
Address : 209 JORALEMON STREET @COURT ST.
Borough : BROOKLYN **Agency's Number** : 312-301
Program / Asset # : DGS0023.000 / 2035 **Yr Built/Renovated** : 1846 / 2005
Area Sq Ft : 55,900 **Project Type** : REAL PROPERTY
Date of Survey : 21-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Roof, Floors G,1,2,3
Block : 139 **Lot** : 1 **BIN** : 3000256

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$78,900	\$263,200
Interior Architecture	\$58,700	\$926,700
Electrical		\$38,200
Mechanical	\$653,400	\$648,800
Site Pavements	\$116,800	
Total	\$907,800	\$1,876,800
Importance Code A	\$164,000	\$263,200
Importance Code B	\$627,000	\$727,300
Importance Code C	\$116,800	\$886,300
Total	\$907,800	\$1,876,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				\$9,800
Interior Architecture	\$43,600		\$2,000	\$16,800
Electrical	\$1,400	\$2,300	\$1,400	\$1,900
Mechanical	\$45,800	\$11,200	\$15,100	\$26,500
Site Enclosure	\$1,100			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$99,800	\$21,400	\$26,300	\$62,900
Importance Code A		\$2,800	\$2,800	\$12,700
Importance Code B	\$98,700	\$18,600	\$23,500	\$50,200
Importance Code C	\$1,100			
Total	\$99,800	\$21,400	\$26,300	\$62,900



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Limestone	95%			LIFE	**	5	\$70,300	
Metal Panel	5%			2038	**	5-10	\$33,900	
Windows								
Wood	100%			2036	**	5	\$157,900	
Parapets								
Masonry: Limestone	90%			LIFE	**	5	\$2,000	
Metal Cornice	10%			2043	**	10	\$600	
Roof								
Copper/Terne	75%			2056	**	10	\$78,900	
Skylight, Metal/Glass	25%			2048	**	10	\$35,000	
Interior								
Floors								
Carpet	30%	4+	\$34,100	2024	\$340,700	3	\$35,500	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%</i>								
<i>Location : 4th Floor Office</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$8,600	
Ceramic Tile	5%			2037	**	5	\$3,900	
Mosaic Tile	5%			2033	**	5	\$9,900	
Marble Panels	45%			LIFE	**	5	\$26,600	
Wood	10%	4+	\$58,700	2031	**	5	\$7,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 40%</i>								
<i>Location : Ground Floor At Mechanical Room</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Fabric on Framing	5%			2029	\$828,600	5	\$3,600	
Marble Panels	30%			LIFE	**			
Plaster	50%			LIFE	**	5	\$21,600	
Wood	10%			LIFE	**	5	\$57,700	
Ceilings								
Plaster	10%	Now	\$9,600	LIFE	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor Corridor</i>								
Plaster	15%			LIFE	**	5	\$6,100	
Plaster	75%			LIFE	**	5	\$30,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	\$1,100	2048	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : East Side Of Building</i>								
Site Pavements								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
On-Site Walkways								
Masonry: Granite	75%	4+	\$44,600	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	25%	Now	\$72,200	2031	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Marble Steps At Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Marble Steps At Entrance</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2038	**	5	\$200	
Raceway								
Conduit	90%			2038	**	1		
Conduit	10%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2036	**	5	\$100	
Molded Case Bkrs	80%			2036	**	5	\$1,200	
Molded Case Bkrs	10%			2044	**	5	\$100	
Wiring								
Thermoplastic	80%			2038	**	1		
Thermoplastic	20%			2048	**	1		
Motor Controllers								
Locally Mounted	90%			2033	**	5	\$300	
Locally Mounted	10%			2041	**	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
LED	100%			2036	**			
Egress Lighting								
Exit, LED	100%			2063	**	1		
Exterior Lighting								
HID	80%			2033	**	10	\$100	
LED	20%			2036	**			

Alarm

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

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

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

Alarm

Security System

No Component

80%

Generic

20%

2028

\$38,200

1

\$4,200

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2033

* *

1-3

\$10,300

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

Heating

Conversion Equipment

Heat Exchanger, Plate & Frame

100%

Now

\$85,000

2043

* *

1

\$24,900

*Abandoned in Place, Extent : Light, Area Affected : 100%**Location : Ground Floor Mechanical Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : Hot Water Pumped From Supreme Court Building*

Distribution

Hot Wtr Piping/Pump

100%

2027

\$92,100

4

\$2,800

*Corroded, Extent : Moderate, Area Affected : 5%**Location : Pump In 1st Floor Mechanical Room*

Terminal Devices

Air Handler

40%

2023

\$332,200

1

\$13,800

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Roof*

Fan Coil Unit/Heat

60%

2028

\$530,700

1

\$10,800

Air Conditioning

Energy Source

District Chilled Water

100%

2038

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Supplied From Brooklyn Municipal Building**Explanation : Chilled Water*

Conversion Equipment

Window/Wall Unit

2%

2023

\$2,500

1

No Component

98%

Distribution

CW & CHW Wtr Pipe/Pump

100%

Now

\$600

2038

* *

4

\$2,800

*Corroded, Extent : Moderate, Area Affected : 5%**Location : At Entrance To The Building**Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Transfer Chilled Water Piping*

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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	40%			2023	\$5,300	1	\$13,800
	Fan Coil - 4 Pipe	60%			2028	\$16,600	1	\$10,800
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	Now	\$27,200	LIFE	**	2-5	\$31,200
	<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	\$10,500	2023	\$210,100	2	\$1,400
	<i>Broken, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Toilet Exhaust Fans</i>							
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2041	**	1	
Water Heater								
	Electric	50%			2026	\$26,000	4	\$200
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
	<i>Explanation : Two 120 Gallons</i>							
	Electric	50%			2021	\$26,000	4	\$200
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 : Lobby : 3rd Floor</i>							
	<i>Explanation : 2 Units</i>							
Fire Suppression								
Standpipe								
	Generic	100%			2048	**	1-5	\$28,200
Sprinkler								
	No Component	75%						
	Generic	25%			2048	**	1-2	\$3,900
Fire Pump								
	Generic	100%			2037	**	1	\$10,400

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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 : **REAL PROPERTY**
Date of Survey : **01-Jul-2016** Landmark Status : **NONE**
Areas Surveyed : **Basement, Sub Basement, Roof, Floors 1,4,8,11,12,13**
Block : **169** Lot : **17** BIN : **3000534**

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$4,312,500	\$1,322,800
Interior Architecture	\$847,700	\$3,247,100
Electrical	\$129,500	\$649,600
Mechanical	\$1,551,500	\$6,664,200
Total	\$6,841,200	\$11,883,800
Importance Code A	\$4,312,500	\$1,322,800
Importance Code B	\$2,351,800	\$10,405,600
Importance Code C	\$177,000	\$155,300
Total	\$6,841,200	\$11,883,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$39,900			
Interior Architecture	\$148,800		\$27,600	\$899,400
Electrical	\$41,100	\$36,100	\$69,300	\$45,200
Mechanical	\$89,000	\$55,300	\$62,500	\$62,500
Elevators/Escalators	\$154,000	\$154,000	\$154,000	\$154,000
Total	\$472,800	\$245,400	\$313,300	\$1,161,100
Importance Code A	\$66,100	\$26,200	\$26,200	\$26,800
Importance Code B	\$406,700	\$219,200	\$287,100	\$1,134,200
Importance Code C				
Total	\$472,800	\$245,400	\$313,300	\$1,161,100



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

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

Asset # : 2061

Architecture		Current Repair		Future Replacement		Maintenance		Priority
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	\$163,400	LIFE	**	5	\$139,900	
<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>								
Cast Iron	2%	Now	\$192,100	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Finials Missing At Main Entrance, West Bay</i>								
Copper/Terne	2%			2047	**	10	\$26,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Decorative Metal Panels</i>								
Masonry: Brick	30%	Now	\$524,500	LIFE	**	5	\$167,900	
<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: Granite	10%	Now	\$342,700	LIFE	**	5	\$42,000	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Grade Level</i>								
Masonry: Limestone	35%	4+	\$443,200	LIFE	**	5	\$146,900	
<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>								
Masonry: Limestone	16%			LIFE	**	5	\$67,100	
Windows								
Aluminum	50%	Now	\$1,942,000	2052	**	5	\$22,400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Courtyard Windows</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Courtyard Windows</i>								
Bronze/Brass	5%			2035	**	5	\$28,000	
Steel	35%			2035	**	5	\$391,600	
Steel	10%			2035	**	5	\$111,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Street Level</i>								
<i>Explanation : Protective Metal Grilles</i>								

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	90%	Now	\$64,300	LIFE	**	5	\$10,800	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 12th Floor, Penthouse Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 12th Floor, Penthouse Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouses Throughout</i>								
Masonry: Limestone	10%	Now	\$25,900	LIFE	**	5	\$1,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Coping Stones</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 12th Floor Parapets - Throughout</i>								
Roof								
Copper/Terne	60%	Now	\$286,900	2042	**			
<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>Miss/Damaged Flashings, Extent : Severe, Area Affected : 15%</i>								
<i>Location : North West Corner - 12th Floor</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Recent Patches</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Electrical Room In Basement</i>								
Modified Bitumen	40%	Now	\$101,500	2027	\$507,400			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 11th Floor Roofs</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 9th Floor Correction Officers Area</i>								
<i>Ponding, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 11th Floor Roofs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over 9th Floor Correction Officers Area And 4th Floor Offices</i>								
Interior								

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

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

Asset # : 2061

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%	Now	\$83,300	2023	\$832,500	3	\$94,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Enry Vestibule</i>								
Cast in Place Concrete	10%	Now	\$33,900	LIFE	**	5	\$137,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Adjacent To Airshaft - Disfunctional Trap</i>								
Ceramic Tile	5%	Now	\$31,600	2036	**	5	\$15,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cork Tile	10%			2037	**	5	\$55,100	
Marble Panels	10%			LIFE	**	5	\$47,200	
Terrazzo	10%	0-2	\$60,600	LIFE	**	5	\$49,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	45%	Now	\$249,500	2027	\$2,495,400	3	\$106,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Community Service, 4th Floor Corridors And Throughout</i>								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$7,800	
Gypsum Board	10%			LIFE	**	5	\$23,300	
Masonry: Brick	5%			LIFE	**			
Marble Panels	5%	Now	\$80,200	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Near Exit F On 11th Floor</i>								
Marble Panels	20%			LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	30%	Now	\$96,800	LIFE	**	5	\$35,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridor Near Room 1103, Corrections Officers Area, And Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridor Near Room 1103, Corrections Officers Area, And Gymnasium</i>								
SGFT/Glazed Masonry	15%			LIFE	**			
Wood	10%			LIFE	**	5	\$155,300	

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$39,600	2032	**	5	\$47,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Corridor</i>								
Exposed Concrete	5%			LIFE	**	5	\$4,900	
Plaster	75%	Now	\$321,000	LIFE	**	5	\$295,200	
<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, 1102A</i>								
Plaster	5%			LIFE	**	5	\$19,700	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2053	**	5	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 4000 Amperes Each.</i>								
Transformers								
Dry Type	50%			2044	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 750kva , 480/208/120 Volts</i>								
Dry Type	50%			2032	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Elevator Control Room</i>								
<i>Explanation : 16- 51kva, 208/120 Volts</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2053	**	5	\$7,000	
Raceway								
Conduit	80%			2053	**	1		
Conduit	20%			2027	\$80,800	1		
Panelboards								
Fused Disc Sw	5%			2049	**	5	\$300	
Molded Case Bkrs	95%			2049	**	5	\$6,600	
Wiring								
Braided Cloth	10%	2-4	\$62,200	2052	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	90%			2053	**	1		

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2025	\$77,500	5	\$200	
Variable Frequency Drive	90%			2044	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$81,300	
Generators								
Diesel	100%			2040	**	1	\$102,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Emergency Generator Rated At 1300kw</i>					
Batteries								
Nickel Cadmium	100%			2022	\$1,600	5	\$58,900	
Fuel Storage								
Day Tank	50%			2049	**	5	\$24,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 275 Gallons Rated Capacity</i>					
Main Tank	50%			2042	**	5	\$3,900	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Two 20,000 Gallon Rated Capacity</i>					
Lighting								
Interior Lighting								
Fluorescent	3%			2035	**	10	\$7,300	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Lobby</i>					
Fluorescent	96%			2035	**	10	\$232,500	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Incandescent	1%			2027	\$45,000	2	\$100	
Egress Lighting								
Emergency, Service	50%			2022	\$67,300	1		
Exit, LED	50%			2062	**	1		
Exterior Lighting								
HID	20%			2027	\$206,600	10	\$200	
No Component	80%							
Alarm								

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

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

Asset # : 2061

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

Alarm

Security System

No Component

70%

Generic

30%

2035

**

1

\$29,600

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

Location : Public Spaces And Outside

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

Generic, Digital

100%

2035

**

1-3

\$167,700

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

Location : Throughout The Building

Explanation : Smoke Detector, Alarm Bells, Strobe Lights, Horns And Manual Pull Stations

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

Heating

Energy Source

Interruptible Gas/Dual

100%

2037

**

1

Fuel

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

Location : Sub-basement

Explanation : Gas / #4

Conversion Equipment

Steam Boiler

100%

2032

**

1

\$261,600

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

Location : Sub-basement Boiler Room

Explanation : 4 Units

Distribution

Central Plant Steam

100%

2027

\$4,335,600

4

\$13,000

Piping/Pmp

Terminal Devices

Air Handler

10%

2035

**

1

\$16,300

Convactor/Radiator

90%

2025

\$1,234,300

1

\$76,800

Air Conditioning

Energy Source

Electricity

100%

2035

**

1

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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	10%			2040	**	1	\$28,600	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement Ac Room</i>								
<i>Explanation : R-410a</i>								
Split Unit	10%	2-4	\$546,800	2037	**			
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various In The Ceiling</i>								
<i>Explanation : R-22. On Extended Life Time, Inefficient Units</i>								
Window/Wall Unit	70%			2022	\$373,700	1		
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2053	**	4	\$2,000	
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2035	**	1	\$16,300	
Fan Coil - 2 Pipe	10%	2-4	\$438,600	2037	**	1	\$7,700	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Explanation : On Extended Life Time, Inefficient Units.</i>								
No Component	80%							
Heat Rejection								
Evaporative Condenser	10%	2-4	\$71,500	2037	**	2	\$14,700	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Explanation : On Extended Life Time, Inefficient Units.</i>								
Water Cooling Tower	10%			2031	**	2	\$26,600	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	**	2-5	\$36,800	
No Component	75%							
Exhaust Fans								
Interior	25%	Now	\$45,600	2027	\$227,800	2	\$1,600	
<i>Not in Service, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various</i>								
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2037	**	1		
Galvanized Steel	30%	Now	\$33,700	2025	\$337,200	1		
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	HW Heat Exchanger Steam Fired	100%	Now	\$40,800	2027	\$408,000	4	\$26,100
<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Control System, Boiler Room</i>								
	Sanitary Piping Cast Iron	100%			LIFE	* *	1	
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1	
	Sump Pump(s) Non-Submersible	100%	Now	\$7,800	2027	\$39,100	4	\$5,600
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
	Sewage Ejector(s) Compressed Air	100%			2027	\$47,700	4	\$2,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Sets Of Ejectors</i>								
	Backflow Preventer Generic	100%			2035	* *	1	\$16,200
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Geared Traction	100%			LIFE	* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (10) Lobby To 11th Floor, (2) Basement To 11th Floor</i>								
<i>Explanation : 12 Units</i>								
Fire Suppression								
	Standpipe Generic	100%			2037	* *	1-5	\$133,200
	Sprinkler No Component Generic	80%			2047	* *	1-2	\$14,800
		20%						

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

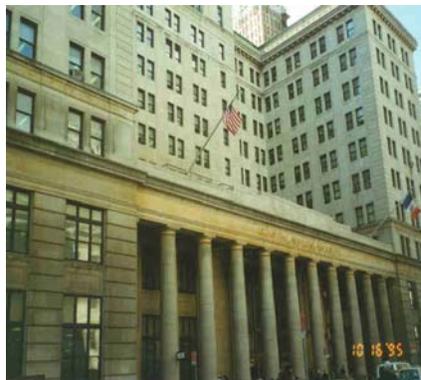
Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : **REAL PROPERTY**
Date of Survey : **28-Jun-2016** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3,5,7,9,11,13,14,p,s**
Block : **266** **Lot** : **30** **BIN** : **3002558**

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$17,324,300	\$495,500
Interior Architecture	\$7,085,400	\$2,728,500
Electrical	\$3,893,400	\$4,187,500
Mechanical	\$5,227,000	\$7,652,600
Total	\$33,530,100	\$15,064,000
Importance Code A	\$17,324,300	\$774,000
Importance Code B	\$14,580,500	\$14,208,600
Importance Code C	\$1,625,300	\$81,400
Total	\$33,530,100	\$15,064,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$5,400			
Interior Architecture	\$645,500		\$9,800	\$2,206,500
Electrical	\$60,500	\$42,400	\$40,500	\$38,400
Mechanical	\$160,300	\$223,800	\$191,300	\$247,500
Elevators/Escalators	\$165,800	\$165,800	\$165,800	\$165,800
Total	\$1,037,600	\$431,900	\$407,500	\$2,658,200
Importance Code A	\$51,800	\$46,300	\$47,400	\$46,300
Importance Code B	\$963,900	\$385,600	\$360,100	\$2,611,800
Importance Code C	\$21,900			
Total	\$1,037,600	\$431,900	\$407,500	\$2,658,200



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
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	\$506,500	LIFE	**	5	\$54,000	
			<i>Diagonal Cracks, 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 : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Penthouse</i>					
Masonry: Granite	5%	Now	\$165,400	LIFE	**	5	\$20,300	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Masonry: Limestone	80%	Now	\$9,781,700	LIFE	**	5	\$324,200	
			<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>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Metal/Glass Curt Wall	1%	Now	\$888,000	LIFE	**	5	\$10,100	
			<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Stucco Cement	4%	Now	\$648,400	2047	**	5	\$27,000	
			<i>Cracking/Crumbling, 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.

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Windows								
Aluminum	95%	Now	\$3,069,700	2035	**	5	\$70,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Steel	5%	Now	\$402,800	2052	**	5	\$46,500	
<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>								
Parapets								
Masonry: Brick	15%	Now	\$49,300	LIFE	**	5	\$2,700	
<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>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	85%	Now	\$337,700	LIFE	**	5	\$19,600	
<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>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Asphalt Macadam	10%	Now	\$51,600	2037	**	5	\$4,900	
<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	\$514,900	2042	**			
<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 : Throughout</i>								
Paver: Asphalt	2%	Now	\$5,400	2036	**			
<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>								
Single Ply Membrane	38%	Now	\$908,200	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Interior

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%	Now	\$519,700	2029	\$519,700	3	\$59,000	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Carpet	20%	0-2	\$103,900	2023	\$2,078,700	3	\$235,900	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%	Now	\$42,300	LIFE	* *	5	\$86,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$78,900	2036	* *	5	\$19,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	10%	Now	\$589,900	LIFE	* *	5	\$59,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	5%	Now	\$1,208,100	2037	* *	5	\$29,500	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terrazzo	10%	Now	\$378,500	LIFE	* *	5	\$61,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	30%	Now	\$207,700	2027	\$2,077,000	3	\$88,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%			2022	\$692,300	3	\$29,500	

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$312,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement And Sub-basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$68,100	2036	**	5	\$11,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	2%	0-2	\$21,900	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%			LIFE	**	5	\$14,300	
Masonry: Brick	5%	Now	\$48,100	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	3%	Now	\$61,900	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Marble Panels	18%	Now	\$707,800	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Corridor Near Room B8</i>								
Plaster	30%			LIFE	**	5	\$42,900	
Plaster	27%	Now	\$427,400	LIFE	**	5	\$38,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, 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 MUNICIPAL BUILDING
Asset # : 2060

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	40%			2032	**	5	\$314,500	
AcousTileSusp.Lay-In	15%	0-2	\$988,000	2047	**	5	\$59,000	
<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%			2044	**	5	\$39,300	
Exposed Concrete	10%	Now	\$262,000	LIFE	**	5	\$12,300	
<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	20%			LIFE	**	5	\$98,300	
Plaster	8%	Now	\$855,000	LIFE	**	5	\$39,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	2%			LIFE	**	5	\$9,800	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2027	\$278,500	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Rooms In Basement And Sub-basement</i>								
<i>Explanation : Three 4000 Ampere Main Service And Two 1200 Ampere, One 2000 Ampere Sub-service Disconnect Switch</i>								
Fused Disc Sw	20%			2037	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 800 Amperes Emergency Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2025	\$16,400	5	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Rooms - Sub-basement</i>								
<i>Explanation : Two1000 Kva 480/277volts Pri - 208/120 Volts Sec</i>								
Switchgear / Switchboard								
Air Circuit Breaker	75%			2027	\$607,300	5	\$1,800	
Fused Disc Sw	20%			2027	\$162,000	5	\$400	
Fused Disc Sw	5%			2047	**	5	\$100	

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Raceway								
	Busway	10%			2025	\$97,900	1	
	Conduit	85%			2027	\$832,500	1	
	Conduit	5%			2047	**	1	
Panelboards								
	Fused Disc Sw	10%			2026	\$75,900	5	\$1,100
	Molded Case Bkrs	80%			2026	\$606,800	5	\$9,900
	Molded Case Bkrs	10%			2043	**	5	\$1,200
Wiring								
	Braided Cloth	45%	2-4	\$681,000	2052	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Busway	10%			2025	\$151,300	1	
	Thermoplastic	35%			2027	\$529,700	1	
	Thermoplastic	5%			2047	**	1	
	Thermoplastic	5%			2053	**	1	
Motor Controllers								
	Locally Mounted	15%			2025	\$4,600	5	\$500
	Locally Mounted	5%			2040	**	5	\$200
	Motor Control Center	70%			2025	\$699,000	5	\$8,900
	Variable Frequency Drive	10%			2044	**		
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$6,900
Stand-by Power								
Transfer Switches								
	Automatic	100%			2025	\$9,200	1	\$144,000
Generators								
	Diesel	100%			2023	\$75,800	1	\$181,200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 75 Kw For Fire Pumps Only</i>								
Batteries								
	Lead/Acid	100%			2020	\$1,600	5	\$17,300
Fuel Storage								
	Main Tank	100%			2030	**	5	\$13,800
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room In Basement</i>								
<i>Explanation : One 55 Gallons</i>								
Lighting								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	5%			2032	**	10	\$21,500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2022	\$552,200	10	\$85,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	75%			2032	**	10	\$321,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	35%			2022	\$228,800	10	\$39,500	
Emergency, Battery	15%			2035	**	10	\$16,900	
Exit, LED	15%			2062	**	1		
Exit, Service	35%			2022	\$56,500	1		
Exterior Lighting								
HID	100%			2022	\$1,830,400	10	\$1,400	
Alarm								
Security System								
No Component	90%							
Generic	10%			2027	\$146,600	1	\$17,500	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$29,700	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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%			2037	**	1		
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$463,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement Boiler Room</i>								
<i>Explanation : 3 Units (4 Heat Exchangers To Convert Hot Water For Heating Devices)</i>								
Distribution								
Hot Wtr Piping/Pump	75%			2035	**	4	\$17,300	
Central Plant Steam Piping/Pmp	25%			2037	**	4	\$8,600	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	25%			2027	\$1,595,800	1	\$72,400	
Convactor/Radiator	10%			2025	\$243,000	1	\$15,100	
Fan Coil Unit/Heat	50%			2022	\$3,399,300	1	\$75,600	
Fan Coil Unit/Heat	15%			2032	**	1	\$22,700	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	60%			2036	**	1	\$303,900	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 60%</i>								
<i>Location : 3 Units, Sub-basement Refrigeration Plant</i>								
Interior Pkg Unit - Cooling	10%			2021	\$1,697,300	2	\$2,900	
<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%			2035	**	1	\$10,900	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : 3rd Floor</i>								
<i>Explanation : Refrigerant 410a</i>								
No Component	25%							
Distribution								
CW & CHW Wtr Pipe/Pump	65%			2037	**	4	\$22,500	
No Component	35%							
Terminal Devices								
Air Handler/Cool/Ht	65%			2027	\$2,482,000	1	\$188,100	
No Component	35%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2035	**	2	\$16,300	
Water Cooling Tower	60%			2025	\$775,200	2	\$282,600	
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$261,000	
Exhaust Fans								
Interior	95%			2027	\$1,534,300	2	\$13,600	
Roof	5%			2027	\$37,700	2	\$700	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2037	**	1		
Galvanized Steel	30%			2032	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing								
	HW Heat Exchanger Steam Fired	100%			2027	\$722,900	4	\$46,300
<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	
	Storm Drain Piping Cast Iron	100%	Now	\$18,900	LIFE	**	1	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sub-basement</i>								
	Sump Pump(s) Non-Submersible	100%			2022	\$69,200	4	\$9,900
	Sewage Ejector(s) Compressed Air	100%			2027	\$84,600	4	\$4,700
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (5) Basement To 13th Floor, (5) Basement To 7th Floor, (2) Sub-basement To 14th Floor</i>								
<i>Explanation : 12 Units</i>								
Fire Suppression								
	Standpipe Generic	100%			2037	**	1-5	\$236,000
	Sprinkler Generic	100%			2037	**	1-2	\$131,100
	Fire Pump Generic	100%			2030	**	1	\$87,400

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
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	2%	Now	\$150,800	LIFE	**	5	\$43,000	1
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Exposed Spandrel Beam At Penthouse</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Exposed Spandrel Beam At Penthouse</i>								
Masonry: Brick	10%	Now	\$134,400	LIFE	**	5	\$43,000	
<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 : 40%</i>								
<i>Location : Penthouse</i>								
Masonry: Limestone	73%	Now	\$10,660,500	LIFE	**	5	\$235,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Metal Panel	7%	4+	\$44,900	2038	**	5	\$56,500	
<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	1%	Now	\$23,600	LIFE	**	5	\$3,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Entire 1st Floor Building Perimeter And Areaways</i>								
Window Wall	7%			2048	**	5	\$112,900	
Windows								
Aluminum	41%	Now	\$41,500	2036	**	5	\$23,900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 11th Floor</i>								
Metal Louvers	59%			2037	**	10	\$429,800	

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	50%	Now	\$436,400	LIFE	**	5	\$24,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Interior Face</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Missing Coping Or Cap Flashing</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Various Column Enclosures</i>								
Masonry: Limestone	50%	2-4	\$263,800	LIFE	**	5	\$30,600	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	4+	\$484,100	2033	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Under Cooling Tower Area</i>								
Soffits								
Stucco Cement	100%			2041	**	5	\$20,100	
Interior								
Floors								
Carpet	10%			2027	\$1,175,600	3	\$133,400	
Cast in Place Concrete	5%	4+	\$47,900	LIFE	**	5	\$97,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2037	**	5	\$44,500	
Terrazzo	10%			LIFE	**	5	\$69,500	
Vinyl Tile	45%			2028	\$3,523,800	3	\$150,100	
Vinyl Tile 9" X 9"	25%	Now	\$2,536,200	2038	**	3	\$83,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Record Rooms In Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Record Rooms In Basement</i>								

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Cast in Place Concrete	5%			LIFE	**				
Ceramic Tile	5%			2037	**	5	\$44,900		
Concrete Masonry Unit	10%			LIFE	**	5	\$35,900		
Marble Panels	62%			LIFE	**				
Plaster	3%	4+	\$4,500	LIFE	**	5	\$8,100		
<i>Paint Peeling, Extent : Light, Area Affected : 2%</i>									
<i>Location : 11th Floor</i>									
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>									
<i>Location : 11th Floor</i>									
SGFT/Glazed Masonry	5%			LIFE	**				
Wood	10%			LIFE	**	5	\$359,500		
Ceilings									
AcousTileConcealSpLn	3%	4+	\$4,500	2033	**	5	\$16,700		
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>									
<i>Location : 11th Floor</i>									
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>									
<i>Location : 11th Floor</i>									
AcousTileSusp.Lay-In	62%			2033	**	5	\$551,400		
Exposed Concrete	15%			LIFE	**	5	\$20,800		
Plaster	20%			LIFE	**	5	\$111,200		
Site Enclosure									
Fence/Gates									
Iron Picket	100%	4+	\$5,400	2063	**				
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>									
<i>Location : East Side Of Building</i>									
<i>Impact Damage, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : East Side At Driveway Entrances</i>									
Free Standing Walls									
Masonry: Fieldstone	100%	Now	\$600	2048	**				
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : East Side Of Building</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : East Side Of Building</i>									
<i>Explanation : Masonry Walls Clad In Granite</i>									
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	65%			2041	**				
Masonry: Granite	25%	Now	\$16,800	LIFE	**				
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Entry Stair And South Side Of Building</i>									
Pavers/Stone	10%	4+	\$4,300	2037	**				
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>									
<i>Location : East Side Of Building</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
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

Parking/Driveway

Asphalt

100% Now \$900 2031 **

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Bottom Of Driveway At Parking Area*

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

Under 600 Volts

Service Equipment

Air Circuit Breaker

100% 2048 ** 5 \$3,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 2- 4000 Amperes Siemens Power Breakers*

Transformers

Dry Type

100% 2041 ** 5 \$2,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 150 Kva, 75 Kva, 45 Kva*

Switchgear / Switchboard

Air Circuit Breaker

100% 2048 ** 5 \$3,100

Raceway

Conduit

40% 2048 ** 1

Conduit

60% 2028 \$363,600 1

Panelboards

Fused Disc Sw

5% 2044 ** 5 \$700

Molded Case Bkrs

50% 2044 ** 5 \$7,800

Molded Case Bkrs

45% 2027 \$250,800 5 \$7,000

Wiring

Braided Cloth

30% 2-4 \$280,100 2053 ** 1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Upper Floors*

Thermoplastic

50% 2048 ** 1

Thermoplastic

20% 2038 ** 1

Motor Controllers

Locally Mounted

10% 2048 ** 5 \$400

*Recent Installation, Extent : Light, Area Affected : 10%**Location : Throughout*

Locally Mounted

10% 2041 ** 5 \$400

Motor Control Center

40% 2041 ** 5 \$6,500

Motor Control Center

40% 2026 \$440,300 5 \$6,500

Ground

Grounding Devices

Not Accessible

100%

Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	60%			2033	**	10	\$327,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 60%</i>								
<i>Location : Offices</i>								
Fluorescent	40%	4+	\$4,046,200	2038	**			
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement And Floors Area</i>								
Egress Lighting								
Emergency, Battery	20%			2023	\$166,000	10	\$28,700	
Exit, LED	80%			2056	**	1		
Exterior Lighting								
HID	100%			2028	\$2,323,800	10	\$1,800	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$66,600	
Fire/Smoke Detection								
No Component	65%							
Generic, Analog	35%			2028	\$2,230,500	1-3	\$128,100	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 48,000 Gallon Fuel Tank</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	2%			2031	**	1	\$5,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units Also Sevrves Borough Hall</i>								
Steam Boiler	64%			2026	\$2,387,100	1	\$376,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Units - One Unit Not Operating</i>								
Steam Boiler	34%	Now	\$25,400	2045	**	1	\$180,100	
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Unit Installed 6 Years Ago But Never Commissioned Or Turned On</i>								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	30%			2036	**	4	\$13,200	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Hot Water Is Pumped To Borough Hall</i>								
Steam Piping/Pump	70%			2038	**			
Terminal Devices								
Air Handler	60%			2023	\$4,862,400	1	\$220,500	
Convectur/Radiator	20%			2026	\$617,100	1	\$38,400	
Fan Coil Unit/Heat	20%	Now	\$86,300	2023	\$1,726,300	1	\$34,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2031	**	1	\$610,800	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Units - Sub-basement</i>								
Split Unit	5%			2023	\$615,100			
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$14,100	2038	**	4	\$29,300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 26%</i>								
<i>Location : Sub-basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : One Pump Under Repair</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2023	\$6,463,700	1	\$367,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Upper Floors</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Multiple Floors</i>								
<i>Explanation : More Than 120 Units</i>								
Heat Rejection								
Water Cooling Tower	100%	Now	\$109,400	2026	\$2,187,100	2	\$478,400	
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Both Units On Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Ventilation								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	58%	4+	\$154,000	LIFE	**	2-5	\$192,200	
<i>Damaged, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 11th Floor And Basement Damaged Air Outlets</i>								
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ductwork/Diffusers	42%			LIFE	**	2-5	\$139,200	
Exhaust Fans								
Interior	98%			2023	\$2,009,400	2	\$17,800	
Roof	2%	Now	\$19,100	2038	**	2	\$300	
<i>Broken, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>								
<i>Location : Serves Fire Sprinkler And Stand Pipe</i>								
Water Heater								
Electric	100%			2026	\$507,700	4	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 400 Gallon Installed For Summer Hot Water</i>								
HW Heat Exchanger								
Steam Fired	100%			2038	**	4	\$58,800	
<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		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$87,900	4	\$18,800	
Sewage Ejector(s)								
Compressed Air	100%	0-2	\$107,400	2058	**	4	\$6,000	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
Backflow Preventer								
No Component	95%							
Generic	5%			2033	**	1	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Serves Boilers Only</i>								
Fixtures								
Generic	100%							
Vertical Transport								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) Basement To 1st Floor, (3) 3rd To 12th Floor, (10) 1st To 12 th Floor</i>								
<i>Explanation : 15 Units</i>								
Escalators								
	Under 20' Rise	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor, 2nd To 3rd Floor</i>								
<i>Explanation : 6 Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2048		**	1-5 \$299,600
Sprinkler								
	No Component	95%						
	Generic	5%			2048		**	1-2 \$8,300
<i>Other Observation, Extent : Light, Area Affected : 6%</i>								
<i>Location : Basement</i>								
<i>Explanation : Shop Rooms</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 : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

Asset Name : CITY HALL
Address : CITY HALL PARK @BROADWAY AND 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** : REAL PROPERTY
Date of Survey : 20-Jun-2018 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,Att
Block : 122 **Lot** : 1 **BIN** : 1079147

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$436,500	\$249,300
Interior Architecture	\$167,100	\$82,200
Electrical		\$52,000
Site Pavements	\$512,100	
Total	\$1,115,700	\$383,500
Importance Code A	\$436,500	\$249,300
Importance Code B	\$167,100	\$134,300
Importance Code C	\$512,100	
Total	\$1,115,700	\$383,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$9,800			
Interior Architecture	\$152,200		\$6,400	\$16,100
Electrical	\$8,200	\$7,900	\$8,200	\$7,100
Mechanical	\$36,800	\$18,500	\$16,800	\$18,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$214,900	\$34,300	\$39,300	\$49,100
Importance Code A	\$9,900			\$1,400
Importance Code B	\$142,200	\$34,300	\$39,300	\$47,700
Importance Code C	\$62,700			
Total	\$214,900	\$34,300	\$39,300	\$49,100



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856

CITY HALL

Asset # : 153

Architecture		Current Repair		Future Replacement		Maintenance		Priority
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	
Masonry: Limestone	82%			LIFE	**	5	\$107,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Metal Panel	3%			2049	**	5-10	\$18,000	
Windows								
Wood	100%			2045	**	5	\$233,400	
Parapets								
Masonry: Limestone	100%			LIFE	**	5-10	\$208,100	
Roof								
Copper/Terne	40%			2057	**	10	\$79,000	
Metal Panel	55%			2042	**	10	\$79,700	
Skylight, Metal/Glass	5%			2049	**	10	\$13,200	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Carpet	30%			2025	\$370,400	3	\$51,500	
Cast in Place Concrete	10%			LIFE	**	5	\$37,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Sub-basement</i>								
<i>Explanation : Recent Construction</i>								
Ceramic Tile	5%			2038	**	5	\$4,300	
Mosaic Tile	10%	Now	\$115,700	2034	**	5	\$10,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
Marble Panels	20%			LIFE	**	5	\$25,700	
Vinyl Tile	10%			2029	\$82,200	3	\$4,300	
Wood	15%			2044	**	5	\$24,100	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$6,700	
Concrete Masonry Unit	5%			LIFE	**	5	\$2,100	
Gypsum Board	10%			LIFE	**	5-10	\$9,100	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Sub-basement</i>								
Masonry: Brick	5%			LIFE	**	10	\$800	
Masonry: Fieldstone	5%			LIFE	**	10	\$1,100	
Marble Panels	10%			LIFE	**	10	\$2,100	
Plaster	10%			LIFE	**	5-10	\$4,500	
Plaster	35%			LIFE	**	5-10	\$15,900	
Wood	15%			LIFE	**	5	\$63,900	

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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856

CITY HALL

Asset # : 153

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2042	**	5	\$12,800	
Exposed Concrete	5%			LIFE	**	5-10	\$5,300	
Exposed Struc: Steel	10%			LIFE	**	10	\$17,100	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Sub-basement</i>								
Exposed Struc: Wood	10%			LIFE	**	10	\$12,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Attic</i>								
Gypsum Board	5%			LIFE	**	5-10	\$14,700	
Plaster	15%			LIFE	**	5-10	\$22,000	
Plaster	40%			LIFE	**	5-10	\$58,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	24%			2042	**			
Pavers/Stone	56%	Now	\$251,500	2038	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	20%	Now	\$134,700	2038	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Steps</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Front Steps</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Front Steps</i>								
<i>Explanation : Water Infiltration Into Crawl Space Below</i>								
Parking/Driveway								
Pavers/Stone	82%	Now	\$125,900	2038	**			
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Open Joints Throughout</i>								
Pavers/Stone	18%			2038	**			

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

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

CITY HALL

Asset # : 153

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room And Roof And Rear Of Building</i>								
<i>Explanation : One Main Service Switch Rated At 4000 Amperes</i>								
<i>2) There Are Solar And Fuel Cell Systems Installed</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$200	
Raceway								
Conduit	100%			2055	**	1		
Panelboards								
Fused Disc Sw	20%			2051	**	5	\$300	
Molded Case Bkrs	80%			2051	**	5	\$1,200	
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Locally Mounted	30%			2046	**	5	\$100	
Variable Frequency Drive	70%			2046	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$17,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Automatic Transfer Switch Room In Sub Basement</i>								
<i>Explanation : Automatic Transfer Switches</i>								
Lighting								
Interior Lighting								
Fluorescent	9%			2037	**	10	\$4,700	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Offices</i>								
Fluorescent	80%			2037	**	10	\$42,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	10%			2037	**	10	\$5,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
LED	1%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bullpen Room</i>								
<i>Explanation : LED Lighting</i>								
Egress Lighting								
Emergency, Service	45%			2037	**	1		
Emergency, Battery	5%			2037	**	10	\$700	
Exit, LED	50%			2064	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856

CITY HALL

Asset # : 153

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	90%			2037	**	10	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Perimeter Lamp Posts</i>								
LED	10%			2037	**			
Alarm								
Security System								
Generic	100%			2037	**	1	\$21,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : CCTV Surveillance Cameras. Managed By NYPD</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$35,300	
<i>Other Observation, Extent : Light, 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
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	80%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided By Con Edison</i>								
HTHW/HW	20%			2039	**	1		
<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%			2038	**	5	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Heat Exchanger To Convert Steam To Hot Water For Heating Devices</i>								
No Component	20%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : One Reserve Gas Fired Hot Water Boiler Is Undergoing Installation</i>								
Distribution								
Hot Wtr Piping/Pump	90%			2045	**	4	\$3,800	
Central Plant Steam Piping/Pmp	10%			2049	**	4	\$400	

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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856

CITY HALL

Asset # : 153

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	80%			2037	**	1	\$28,300	
Convactor/Radiator	20%			2034	**	1	\$3,700	
Air Conditioning								
Energy Source								
District Chilled Water	30%			2049	**	1		
<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%			2045	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	65%			2037	**	1	\$17,300	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 65%</i>								
<i>Location : 2 Sets, Basement</i>								
Split Unit	5%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Communication Room</i>								
<i>Explanation : 3 Sets</i>								
No Component	30%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2049	**	4	\$1,300	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2037	**	1	\$28,300	
Fan Coil - 2 Pipe	5%			2034	**	1	\$900	
No Component	15%							
Heat Rejection								
Air Cooled Condenser Unit	65%			2037	**	2	\$25,900	
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$50,600	
Exhaust Fans								
Interior	95%			2034	**	2	\$1,700	
Roof	5%			2037	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
HW Heat Exchanger								
HTHW/HW	100%			2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 52 Chambers Street</i>								
<i>Explanation : Located In Adjacent Tweed Building</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
CITY HALL
Asset # : 153

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2034	**	4	\$1,200	
Backflow Preventer Generic	100%			2037	**	1	\$3,500	
Fixtures Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub-basement To 2nd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Hydraulic	30%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : 2nd To 3rd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2055	**	1-5	\$28,900	
Sprinkler								
Generic	100%			2049	**	1-2	\$16,100	

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

Asset Name : CITY PLANNING BUILDING
Address : 14-22 READE STREET @ ELK ST
Borough : MANHATTAN **Agency's Number** : 312-147
Program / Asset # : DGS0033.000 / 161 **Yr Built/Renovated** : 1858 / 2004
Area Sq Ft : 77,000 **Project Type** : REAL PROPERTY
Date of Survey : 08-Jul-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,6
Block : 154 **Lot** : 23 **BIN** : 1078613

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,786,500	\$189,600
Interior Architecture	\$98,600	\$466,500
Electrical	\$121,200	\$669,600
Mechanical	\$1,080,600	\$1,679,300
Total	\$4,086,900	\$3,005,000
Importance Code A	\$2,786,500	\$239,100
Importance Code B	\$1,300,400	\$2,729,500
Importance Code C		\$36,500
Total	\$4,086,900	\$3,005,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$11,900			
Interior Architecture	\$1,459,400	\$4,900		\$53,500
Electrical	\$16,900	\$52,400	\$7,700	\$6,800
Mechanical	\$31,300	\$49,100	\$29,800	\$37,600
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$1,531,300	\$118,200	\$49,300	\$109,700
Importance Code A	\$11,900	\$200		
Importance Code B	\$1,495,400	\$118,000	\$49,300	\$109,700
Importance Code C	\$24,100			
Total	\$1,531,300	\$118,200	\$49,300	\$109,700



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Iron	5%	Now	\$92,700	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And East Facades</i>								
Glass Block	5%			LIFE	**	5	\$4,200	
Masonry: Brick	50%	0-2	\$421,900	LIFE	**	5	\$67,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And East Facades, Partial South</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 60%</i>								
<i>Location : South And East Facades</i>								
Masonry: Limestone	30%	0-2	\$1,017,500	LIFE	**	5	\$30,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above Windows, South Facade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South And East Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Stucco Cement	10%	Now	\$40,500	2031	**	5	\$16,900	
<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : South And East Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South And East Facades</i>								
Windows								
Aluminum	10%			2034	**	5	\$2,800	
Metal Louvers	3%			2029		10	\$5,300	
Wood	87%	Now	\$709,700	2051	**	5	\$122,100	
<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>								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	30%	Now	\$39,600	LIFE	**	5	\$9,500	
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Cornice Removed - Middle Building</i>								
Masonry: Brick	15%	2-4	\$1,800	LIFE	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Shared Party Walls</i>								
Masonry: Limestone	5%	Now	\$4,400	LIFE	**	5	\$300	
<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 - South Facade</i>								
Metal Rail	40%	Now	\$4,500	2031	**	5	\$11,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Part Of Railing</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Stucco Cement	10%	Now	\$1,100	2031	**	5	\$500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	100%	Now	\$464,500	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South West Corner</i>								
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Insul Deter/Miss, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East And North Buildings</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Roof Penetrations</i>								
Interior								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	65%	0-2	\$66,900	2020	\$1,337,800	3	\$151,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : 2nd, 3rd, 4th Floors</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$34,100	
Ceramic Tile	5%	4+	\$7,800	2029	\$156,200	5	\$3,900	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bathrooms</i>								
Raised Access Floor	5%	Now	\$19,900	2035	**	5	\$14,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 5th Floor</i>								
Vinyl Tile	15%			2026	\$205,600	3	\$11,700	
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$4,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,300	
Gypsum Board	73%	Now	\$5,200	LIFE	**	5	\$36,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 6th Floor Bathroom</i>								
Masonry: Brick	5%	Now	\$16,800	LIFE	**			
<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	
Ceilings								
AcousTileConcealSpLn	5%			2031	**	5	\$9,700	
AcousTileSusp.Lay-In	15%			2039	**	5	\$23,400	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Exposed Concrete	40%	Now	\$41,500	LIFE	**	5	\$9,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Gypsum Board	35%	Now	\$57,100	LIFE	**	5	\$68,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second And Sixth Floor Offices</i>								
Plaster	5%			LIFE	**	5	\$4,900	

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

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
CITY PLANNING BUILDING
Asset # : 161

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 2000 Ampere Main Disconnect Switches</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$300	
<hr/>								
Raceway								
Conduit	60%			2026	\$71,400	1		
Conduit	30%			2036	**	1		
Conduit	10%			2046	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2034	**	5	\$200	
Molded Case Bkrs	60%			2042	**	5	\$1,200	
Molded Case Bkrs	30%			2034	**	5	\$600	
<hr/>								
Wiring								
Thermoplastic	60%			2046	**	1		
Thermoplastic	20%			2026	\$32,000	1		
Thermoplastic	20%			2036	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	50%			2024	\$50,200	5	\$300	
Locally Mounted	50%			2031	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Basement</i>								
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2024	\$9,200	1	\$23,700	
<hr/>								
Generators								
Diesel	100%			2022	\$75,800	1	\$29,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof - Generator Room</i>								
<i>Explanation : One 62 Kilo-volt-ampere</i>								
<hr/>								
Batteries								
Lead/Acid	100%			2020	\$1,600	5	\$2,900	
<hr/>								
Fuel Storage								
Day Tank	100%			2025	\$5,800	5	\$14,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof - Generator Room</i>								
<i>Explanation : One 30 Gallon</i>								
<hr/>								
Lighting								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	88%			2026	\$399,700	10	\$62,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T8 Lamps</i>								
Fluorescent	10%			2021	\$45,400	10	\$7,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Using T12 Lamps</i>								
Incandescent	2%			2021	\$20,200	2		
Egress Lighting								
Emergency, Service	35%			2026	\$13,700	1		
Emergency, Battery	15%			2026	\$16,100	10	\$2,800	
Exit, Service	50%			2026	\$13,300	1		
Exterior Lighting								
HID	18%			2026	\$54,200	10		
Incandescent	7%			2021	\$17,900	2		
No Component	75%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2031	**	1	\$5,800	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2031	**	1-3	\$9,500	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2046	**	1		
<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%			2029	\$49,500	5	\$4,600	
Distribution								
Hot Wtr Piping/Pump	70%	Now	\$4,100	2025	\$81,500	4	\$2,700	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
Central Plant Steam Piping/Pmp	30%	Now	\$19,000	2026	\$379,200	4	\$1,100	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</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
CITY PLANNING BUILDING
Asset # : 161

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	75%	0-2	\$787,700	2036	**	1	\$32,100	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Bottom Of Units - Extensive Corrosion</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bottom Of The Units, Roof</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Roof</i>								
Convactor/Radiator	25%			2031	**	1	\$6,200	
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%	Now	\$84,500	2035	**	1	\$75,000	
<i>Malfunctioning, Extent : Severe, Area Affected : 40%</i>								
<i>Location : 7 Compressors, Sub-basement</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2036	**	4	\$5,700	
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$41,900	2026	\$837,700	1	\$42,900	
<i>Malfunctioning, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Auto Control System, Throughout</i>								
Heat Rejection								
Water Cooling Tower	100%			2027	\$283,400	2	\$77,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,900	
Exhaust Fans								
Interior	30%			2021	\$79,700	2	\$700	
Roof	70%			2021	\$86,800	2	\$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
HW Heat Exchanger								
HTHW/HW	100%			2036	**			
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2026	\$11,400	4	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 1 Motor Is Under Replacement</i>								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : (1) Sub-basement To 6th Floor, (1) Basement - 6th Floor</i>				
				<i>Explanation : 2 Units</i>				
Fire Suppression								
	Standpipe							
	Generic	100%			2036	**	1-5	\$38,800
	Sprinkler							
	Generic	100%			2036	**	1-2	\$21,600
	Fire Pump							
	Generic	100%			2029	\$48,100	1	\$14,400

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

Asset Name : CONCOURSE PLAZA
Address : 198 EAST 161ST STREET @CONCOURSE VILLAGE W.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DGS0053.000 / 13871 **Yr Built/Renovated** : 1995 /
Area Sq Ft : 250,000 **Project Type** : REAL PROPERTY
Date of Survey : 09-Jul-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5,7,9,10
Block : 2443 **Lot** : 94 **BIN** : 2099027

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,861,900	\$1,055,000
Interior Architecture	\$174,900	\$2,624,400
Electrical		\$5,377,300
Mechanical	\$754,100	\$5,523,000
Total	\$2,791,000	\$14,579,600
Importance Code A	\$1,861,900	\$1,055,000
Importance Code B	\$929,000	\$13,210,400
Importance Code C		\$314,300
Total	\$2,791,000	\$14,579,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$17,000		
Interior Architecture	\$62,600		\$1,158,100	\$26,700
Electrical	\$45,200	\$43,300	\$34,200	\$38,800
Mechanical	\$94,400	\$63,400	\$109,600	\$40,500
Elevators/Escalators	\$49,300	\$49,300	\$49,300	\$49,300
Total	\$251,500	\$173,100	\$1,351,200	\$155,400
Importance Code A	\$12,400	\$29,900	\$12,400	\$12,400
Importance Code B	\$213,000	\$143,200	\$1,338,900	\$143,100
Importance Code C	\$26,200			
Total	\$251,500	\$173,100	\$1,351,200	\$155,400



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$23,900	
Concrete Masonry Unit	5%	Now	\$118,300	LIFE	**	5	\$8,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Stucco Cement Over Cmu</i>								
Metal Panel	80%			2046	**	5-10	\$1,400,300	
Windows								
Aluminum	100%	Now	\$691,000	2042	**	5	\$36,500	
<i>Caulking Deteriorated, 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 : Fixed Windows</i>								
Parapets								
Metal Panel	100%			2046	**	5	\$34,100	
Roof								
Built-Up (BUR)	60%	Now	\$591,800	2036	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 10th Floor</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over 10th Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over 10th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 10th Floor</i>								
Built-Up (BUR)	40%	Now	\$78,900	2031	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over First Floor</i>								
Interior								
Floors								
Carpet	20%			2022	\$1,119,200	3	\$116,600	
Cast in Place Concrete	10%			LIFE	**	5	\$85,000	
Ceramic Tile	5%			2035	**	5	\$19,400	
Terrazzo	10%			LIFE	**	5	\$30,400	
Vinyl Tile	55%			2026	\$2,050,200	3	\$106,900	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	7%			2035	**	5	\$52,400	
Concrete Masonry Unit	10%			LIFE	**	5	\$29,900	
Glass: Single Pane	3%			LIFE	**	5	\$16,800	
Gypsum Board	70%			LIFE	**	5	\$314,300	
Granite Panels	5%			LIFE	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	90%			2031	**	5	\$349,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 10th Floor</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$24,300	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1600 Amperes.</i>								
Transformers								
Dry Type	100%			2031	**	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 112.5 Kva, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$1,100	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	10%			2034	**	5	\$600	
Molded Case Bkrs	90%			2034	**	5	\$5,900	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	50%			2031	**	5	\$800	
Motor Control Center	50%			2031	**	5	\$3,400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	**	1	\$76,900	
Generators								
Diesel	100%			2029	\$82,500	1	\$96,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Emergency Generator Rated At 300 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2020	\$1,700	5	\$9,300	

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2034	**	5	\$23,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 75 Gallon Capacity</i>						
Main Tank	50%			2041	**	5	\$3,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Sub-basement</i>						
		<i>Explanation : 500 Gallons Rated Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	85%			2026	\$1,365,500	10	\$194,900	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	13%			2026	\$208,800	10	\$29,800	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices And Corridors</i>						
Fluorescent	2%			2026	\$32,100	10	\$4,600	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Mechanical Rooms</i>						
Egress Lighting								
Emergency, Service	50%			2026	\$69,400	1		
Exit, LED	50%			2041	**	1		
Exterior Lighting								
HID	20%			2026	\$213,000	10	\$200	
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2041	**	5	\$7,300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2026	\$256,000	1	\$28,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways, Lobby And Outside</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2026	\$2,920,700	1-3	\$158,700	
		<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>						

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

Heating

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2046	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2039	**	1	\$123,600	
<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%	Now	\$20,600	2042	**	4	\$12,300	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Bms Control, Throughout</i>								
Terminal Devices								
Air Handler	60%			2031	**	1	\$92,800	
Convactor/Radiator	40%			2039	**	1	\$32,300	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	80%	Now	\$224,700	2027	\$4,493,800	2	\$9,800	
<i>Not in Service, Extent : Severe, Area Affected : 35%</i>								
<i>Location : 7 Units Not Working Properly, Mechanical Rooms In Each Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 10 Heat Pump Units. Frigerant R-22</i>								
Ext Pkg Unit - Heating/Cooling	15%	Now	\$24,800	2031	**	2	\$1,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : 2 Units, Lower Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Lower Roof</i>								
<i>Explanation : Defective Units</i>								
Ext Pkg Unit - Heating/Cooling	5%			2026	\$165,300	2	\$800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1 Unit, Lower Roof</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	80%	Now	\$5,200	2046	**	4	\$9,900	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
No Component	20%							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Heat Rejection								
	Water Cooling Tower	80%	Now	\$80,200	2027	\$801,900	2	\$161,000
				<i>Corroded, Extent : Severe, Area Affected : 25%</i>				
				<i>Location : Bottom Of The Unit And Supporting Beams, Roof</i>				
				<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>				
				<i>Location : Bottom Of The Unit, Roof</i>				
	No Component	20%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$139,400
Exhaust Fans								
	Interior	70%			2031	**	2	\$5,400
	Roof	30%			2031	**	2	\$2,300
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2046	**	1	
Water Heater								
	Electric	100%	Now	\$46,500	2021	\$232,700	4	\$1,500
				<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>				
				<i>Location : 3 Out Of 10 Units, Various Locations</i>				
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Backflow Preventer								
	Generic	100%			2031	**	1	\$15,300
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : All Floors</i>				
				<i>Explanation : 5 Units</i>				
Fire Suppression								
Standpipe								
	No Component	30%						
	Generic	70%			2046	**	1-5	\$88,200
Sprinkler								
	Generic	100%			2046	**	1-2	\$70,000
Fire Pump								
	Generic	100%			2022	\$170,000	1	\$46,700
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Fire Pump Located In The Mall</i>				
				<i>Explanation : Unit Is Maintained And Operated From The Mall</i>				

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 22-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,12,22,23,24
Block : 155 **Lot** : 1 **BIN** : 1001672

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,418,800	\$874,300
Interior Architecture	\$1,151,900	\$1,217,300
Electrical	\$201,800	\$1,283,200
Mechanical	\$8,102,100	\$3,696,100
Total	\$11,874,600	\$7,070,900
Importance Code A	\$2,418,800	\$1,048,400
Importance Code B	\$9,228,600	\$5,981,700
Importance Code C	\$227,200	\$40,900
Total	\$11,874,600	\$7,070,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$35,700			
Interior Architecture	\$52,500		\$116,200	\$48,300
Electrical	\$9,400	\$4,000	\$8,700	\$4,000
Mechanical	\$249,700	\$115,900	\$249,700	\$105,400
Site Pavements	\$6,800			
Elevators/Escalators	\$189,500	\$189,500	\$189,500	\$189,500
Total	\$543,500	\$309,400	\$564,100	\$347,300
Importance Code A	\$71,200	\$35,500	\$35,500	\$35,500
Importance Code B	\$457,600	\$273,900	\$528,600	\$298,700
Importance Code C	\$14,700			\$13,100
Total	\$543,500	\$309,400	\$564,100	\$347,300



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Iron	2%			LIFE	**	10	\$132,100	
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$471,700	
Masonry: Brick	88%	Now	\$1,660,200	LIFE	**	5	\$531,300	
<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>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade, Reade Street</i>								
<i>Explanation : Scaffolding In Place</i>								
Masonry: Granite	3%			LIFE	**	5	\$27,200	
Masonry: Limestone	2%	Now	\$273,300	LIFE	**	5	\$9,100	
<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>								
Windows								
Aluminum	100%			2045	**	5	\$122,400	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$30,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : Main Roof</i>								
Masonry: Brick	90%			LIFE	**	5-10	\$65,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : Main Roof</i>								
Roof								
Single Ply Membrane	97%			2037	**	10	\$46,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Skylight, Metal/Glass	3%			2039	**	10	\$4,700	
Soffits								
Mosaic Tile	10%			2049	**	10		
Stucco Cement	90%			2034	**	5		

Interior

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	35%			2028	\$2,606,500	3	\$295,800	
Cast in Place Concrete	10%	Now	\$60,700	LIFE	**	5	\$123,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stair Landing Between 23rd And 24th Floor</i>								
<i>Deflection Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stair Landing Between 23rd And 24th Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stair Landing Between 23rd And 24th Floor</i>								
<i>Explanation : Temporary Support In Place</i>								
Ceramic Tile	10%			2038	**	5	\$56,300	
Marble Panels	2%			LIFE	**	5	\$16,900	
Terrazzo	3%			LIFE	**	5	\$26,400	
Vinyl Tile	25%			2034	**	3	\$52,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : 6th, 14th Floors</i>								
Vinyl Tile 9" X 9"	10%	Now	\$128,500	2029	\$642,700	3	\$21,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 22, 23 And 24th Floors</i>								
Under Construction	5%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Retail Space</i>								
Interior Walls								
Ceramic Tile	10%			2038	**	5	\$26,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$10,500	
Gypsum Board	20%			LIFE	**	5-10	\$89,100	
Masonry: Brick	5%			LIFE	**	10	\$3,900	
Marble Panels	3%			LIFE	**	10	\$3,100	
Plaster	42%			LIFE	**	5-10	\$93,600	
Plaster	10%	Now	\$108,900	LIFE	**	5	\$7,900	
<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	5%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Retail Space</i>								

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

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Ceilings									
AcousTileConcealSpLn	25%			2034	**	5	\$176,100		
AcousTileSusp.Lay-In	42%			2042	**	5	\$236,600		
Exposed Concrete	5%	Now	\$187,700	LIFE	**	5	\$4,400		
<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	10%			LIFE	**	5-10	\$193,700		
Plaster	3%			LIFE	**	5-10	\$29,000		
Plaster	10%	Now	\$306,300	LIFE	**	5	\$35,200		
<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	5%								
<i>Other Observation, Extent : Light, Area Affected : 0%</i>									
<i>Location : 1st Floor</i>									
<i>Explanation : Retail Space</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	95%	Now	\$2,800	2034	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Lafayette Street</i>									
Pavers/Stone	5%	Now	\$1,600	2032	**				
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Corner Of Lafayette And Reade Street</i>									
On-Site Walkways									
Cast in Place Concrete	10%			2034	**				
Pavers/Stone	90%	Now	\$2,400	2032	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Front Entry To Retail Space</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : These Are Actually Pre-cast Concrete Panels</i>									

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

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
COURT SQUARE BUILDING 2 LAFAYETTE
Asset # : 2056

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	20%			2049	**	5	\$300
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 4000 Ampere Main Disconnect Switch</i>						
	Fused Disc Sw	40%			2029	\$87,000	5	\$600
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Two 4000 Ampere Main Disconnect Switches</i>						
	Fused Disc Sw	20%			2029	\$43,500	5	\$300
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>						
	Fused Disc Sw	20%			2029	\$43,500	5	\$300
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>						
Switchgear / Switchboard								
	Fused Disc Sw	50%			2039	**	5	\$800
	Fused Disc Sw	30%			2029	\$167,000	5	\$500
	Molded Case Bkrs	20%			2049	**	5	\$1,900
Panelboards								
	Fused Disc Sw	15%			2037	**	5	\$1,200
	Molded Case Bkrs	85%			2037	**	5	\$8,000
Wiring								
	Braided Cloth	20%	2-4	\$201,800	2054	**	1	
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
	Thermoplastic	80%			2039	**	1	
Motor Controllers								
	Locally Mounted	95%			2034	**	5	\$2,300
	Variable Frequency Drive	5%			2042	**		
Ground								
	Grounding Devices							
	Generic	100%			LIFE	**	5	\$10,500
Lighting								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	50%			2034	**	10	\$164,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	40%			2034	**	10	\$131,500	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	5%			2034	**	10	\$16,400	
<i>Damaged Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Incandescent	5%			2024		2	\$400	
Egress Lighting								
Emergency, Battery	25%			2034	**	10	\$21,600	
Emergency, Battery	25%			2029		10	\$21,600	
Exit, LED	25%			2057	**	1		
Exit, Service	25%			2034	**	1		
Exterior Lighting								
HID	15%			2029		10	\$200	
Incandescent	5%			2024		2		
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$40,200	
Fire/Smoke Detection								
No Component	65%							
Under Construction	35%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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%			2039	**	1		
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$355,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 4 Units</i>								
Distribution								
Steam Piping/Pump	100%			2029			\$1,537,600	
Terminal Devices								
Convactor/Radiator	90%			2034	**	1	\$104,200	
Fan Coil Unit/Heat	10%			2024		1	\$11,600	

Air Conditioning

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2037	**	1	
Conversion Equipment								
	Interior Pkg Unit - Cooling	60%			2023	\$7,801,100	2	\$13,200
	Interior Pkg Unit - Cooling	40%			2030	**	2	\$8,800
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$583,000
Terminal Devices								
	Air Handler/Dir Expansion	20%			2034	**	1	
	No Component	80%						
Heat Rejection								
	Dry Cooler	20%			2034	**	2	\$49,900
	Water Cooling Tower	50%			2027	\$659,800	2	\$180,400
	Water Cooling Tower	30%			2030	**	2	\$108,200
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$316,500
Exhaust Fans								
	Interior	60%			2024	\$742,300	2	\$6,600
	Interior	40%			2034	**	2	\$4,400
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2039	**	1	
Water Heater								
	Gas Fired	100%			2022	\$212,100	2	\$5,200
				<i>Recent Installation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2029	\$53,000	4	\$11,400
Backflow Preventer								
	Generic	100%			2037	**	1	\$22,000
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : One Unit From Basement To 23rd Floor, Three Units From Lobby To 22nd Floor, Four Units From Lobby To 12th Floor</i>				
				<i>Explanation : 8 Units</i>				

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Standpipe							
	Generic	100%			2039	* *	1-5	\$180,800
	Sprinkler							
	Under Construction	50%						
	Generic	50%			2049	* *	1-2	\$50,200
Fire Pump	Generic	100%			2044	* *	1	\$67,000
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 24th Floor</i>								

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 03-Jul-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 523 **Lot** : 1 **BIN** : 5013729

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$546,900	\$143,100
Interior Architecture		\$118,300
Total	\$546,900	\$261,400
Importance Code A	\$546,900	\$143,100
Importance Code B		\$118,300
Total	\$546,900	\$261,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				
Interior Architecture	\$16,500	\$800	\$1,500	\$900
Electrical	\$14,600	\$300	\$200	\$200
Mechanical	\$2,000	\$14,600	\$1,100	\$1,100
Site Pavements	\$1,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$38,000	\$19,600	\$6,700	\$6,000
Importance Code A	\$800	\$800	\$800	\$800
Importance Code B	\$21,800	\$18,800	\$6,000	\$5,200
Importance Code C	\$15,400			
Total	\$38,000	\$19,600	\$6,700	\$6,000



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	92%	Now	\$194,000	LIFE	**	5	\$19,000	
<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	\$300	
Masonry: Fieldstone	2%			LIFE	**	5	\$300	
Masonry: Limestone	4%			LIFE	**	5	\$600	
Windows								
Wood	100%	2-4	\$38,100	2044	**	5	\$9,000	2
<i>Air Infiltration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout, Especially At Window Mounted Air Conditioning Units</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : At Window Arches</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Window Arches</i>								
Parapets								
Metal Cornice	100%	Now	\$42,800	2056	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Painted Surfaces Peeling Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Canal Street Side</i>								
<i>Explanation : Birds Nesting Inside Corroded Sections</i>								
Roof								
Copper/Terne	10%			2056	**	10	\$4,300	
Skylight, Metal/Glass	5%			2028		10	\$2,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Stair To Attic</i>								
Slate	85%	Now	\$209,200	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gray Color Tiles With Red Banding</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
EDGEWATER VILLAGE HALL
Asset # : 13693

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Soffits									
Wood	100%	2-4	\$62,800	2041	**	5	\$4,200		
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<hr/>									
Interior									
Floors									
Ceramic Tile	10%			2031	**	5	\$1,500		
Quarry Tile	5%			2033	**	5	\$1,200		
Slate	3%			LIFE	**	5	\$500		
Vinyl Tile	80%			2028		3	\$4,600		
Wood	2%			2043	**	5	\$600		
<hr/>									
Interior Walls									
Gypsum Board	60%			LIFE	**	5	\$5,300		
Masonry: Brick	10%	Now	\$6,400	LIFE	**				
<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%	2-4	\$7,900	LIFE	**	5	\$1,300		
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>									
<i>Location : At Windows</i>									
<hr/>									
Ceilings									
AcousTileConcealSpLn	30%	Now	\$2,100	2041	**	5	\$2,900		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Gypsum Board	70%			LIFE	**	5	\$13,500		
<hr/>									
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2048	**				
<hr/>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2033	**				
<hr/>									
On-Site Walkways									
Pavers/Stone	98%			2031	**				
Pavers/Stone	2%	2-4	\$1,000	2037	**				
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Front Steps/ Entrance Area</i>									

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

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
EDGEWATER VILLAGE HALL
Asset # : 13693

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 400 Amperes Main Switch</i>								
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Molded Case Bkrs	100%			2036	**	5	\$200	
Wiring								
Thermoplastic	100%			2038	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	98%			2028	\$19,400	10	\$7,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	2%			2028	\$900	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Clinic</i>								
<i>Explanation : Track Lights</i>								
Egress Lighting								
Emergency, Battery	50%			2028	\$6,100	10	\$1,000	
Exit, Battery	50%			2028	\$4,200	10	\$300	
Exterior Lighting								
Incandescent	50%	Now	\$14,500	2038	**	2		
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
No Component	50%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2033	**	1	\$600	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2028	\$18,700	1-3	\$1,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2041	* *	1	\$7,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit</i>								
<hr/>								
Distribution Steam Piping/Pump	100%			2048	* *			
<hr/>								
Terminal Devices Convactor/Radiator	100%			2033	* *	1	\$2,600	
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2036	* *	1		
<hr/>								
Conversion Equipment Window/Wall Unit	75%			2021	\$13,200	1		
Window/Wall Unit	5%	Now	\$900	2028	\$900	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Waiting Room</i>								
<i>Explanation : 2 Units Not Working</i>								
<hr/>								
No Component	20%							
<hr/>								
Ventilation								
Exhaust Fans Wall Unit	5%			2033	* *	2		
No Component	95%							
<hr/>								
Plumbing								
H/C Water Piping Galvanized Steel	100%			2033	* *	1		
<hr/>								
Water Heater Gas Fired	100%			2026	\$5,200	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit Capacity 50 Gallons. Installed 2011.</i>								
<hr/>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
<hr/>								
Sump Pump(s) Submersible	100%			2021	\$300	4	\$300	
<hr/>								
Fixtures Generic	100%							
<hr/>								
Vertical Transport								
Elevators Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 - 2</i>								
<i>Explanation : 1 Unit</i>								
<hr/>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 22-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5,8,9
Block : 197 **Lot** : 17 **BIN** : 1002358

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$147,600	\$134,500
Interior Architecture	\$194,400	\$50,400
Electrical	\$122,000	\$569,300
Mechanical		\$956,600
Total	\$463,900	\$1,710,700
Importance Code A	\$147,600	\$134,500
Importance Code B	\$316,400	\$1,576,200
Total	\$463,900	\$1,710,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$47,400		\$10,800	
Interior Architecture	\$299,800		\$17,700	\$15,300
Electrical	\$4,000	\$2,400	\$2,600	\$3,400
Mechanical	\$48,300	\$8,900	\$12,000	\$10,000
Site Pavements	\$4,900			
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
Total	\$430,900	\$37,900	\$69,800	\$55,300
Importance Code A	\$53,200	\$5,800	\$16,700	\$5,800
Importance Code B	\$352,000	\$32,100	\$53,100	\$48,500
Importance Code C	\$25,700			\$1,000
Total	\$430,900	\$37,900	\$69,800	\$55,300



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	2%			2064	**	10	\$5,200	
Masonry: Brick	78%	Now	\$81,800	LIFE	**	5	\$86,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade, Basement Foundation Walls</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Foundation Walls</i>								
Masonry: Brick	3%	Now	\$20,700	LIFE	**	5	\$3,300	
<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>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Roof Penthouse Walls</i>								
Masonry: Granite	3%			LIFE	**	5	\$5,000	
Masonry: Limestone	7%			LIFE	**	5	\$11,600	
Metal Panel	2%			2039	**	5-10	\$15,200	
Stucco Cement	5%			2034	**	5	\$13,800	
Windows								
Aluminum	75%			2037	**	5	\$21,700	
Steel	25%			2037	**	5	\$90,300	
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$3,000	LIFE	**	5	\$1,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping At Penthouse Roof</i>								
Copper/Terne	10%			2064	**	5	\$2,200	
Masonry: Brick	33%			LIFE	**	5-10	\$10,200	
Masonry: Brick	50%	Now	\$26,900	LIFE	**	5	\$2,200	
<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 : Cement Parge Coat Over Brick Is Failing</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$1,100	
Roof								
Modified Bitumen	98%			2034	**	10	\$13,500	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Over 9th Floor</i>								
Skylight, Metal/Glass	2%			2049	**	10	\$900	

Interior

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	20%	Now	\$233,500	2031	**	3	\$26,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 2nd To 6th Floors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 2nd To 6th Floors</i>								
Carpet	40%			2028	\$466,900	3	\$53,000	
Ceramic Tile	5%			2038	**	5	\$4,400	
Mosaic Tile	3%			2034	**	5	\$6,600	
Terrazzo	2%			LIFE	**	5	\$2,800	
Vinyl Tile	25%	Now	\$194,400	2039	**	3	\$8,300	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Throughout 7th, 8th And 9th Floors</i>								
Vinyl Tile 9" X 9"	5%			2029	\$50,400	3	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 9th Floor</i>								
<i>Explanation : Custodial Offices</i>								
Interior Walls								
Ceramic Tile	3%			2038	**	5	\$2,000	
Gypsum Board	20%			LIFE	**	5-10	\$22,100	
Metal Panel	15%			LIFE	**	10	\$4,400	
Marble Panels	2%			LIFE	**	10	\$500	
Plaster	60%	Now	\$6,500	LIFE	**	5	\$11,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 9th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 9th Floor</i>								
Ceilings								
AcousTileSusp.Lay-In	60%			2034	**	5	\$53,000	
Exposed Concrete	10%			LIFE	**	5-10	\$11,000	
Plaster	30%			LIFE	**	5-10	\$45,500	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$4,900	2034	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sidewalk On White Street</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sidewalk On White Street</i>								
On-Site Walkways								
Masonry: Granite	5%			LIFE	**			
Wood	95%			2024		1-3		

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

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
EXCELSIOR BUILDING
Asset # : 2054

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2049	**	5	\$1,600	
Raceway								
Conduit	70%			2029	\$63,100	1		
Conduit	30%			2049	**	1		
Panelboards								
Fused Disc Sw	5%			2028	\$4,600	5	\$100	
Molded Case Bkrs	30%			2045	**	5	\$500	
Molded Case Bkrs	65%			2028	\$60,400	5	\$1,000	
Wiring								
Braided Cloth	100%	2-4	\$122,000	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Motor Controllers								
Locally Mounted	80%			2027	\$24,400	5	\$300	
Locally Mounted	20%			2042	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
Lighting								
Interior Lighting								
Fluorescent	30%			2034	**	10	\$16,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, 2nd To 3rd Floor</i>								
Fluorescent	70%			2034	**	10	\$37,900	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$7,100	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	20%			2029	\$46,200	10		
No Component	80%							
Alarm								
Security System								
No Component	50%							
Generic	50%			2024	\$92,400	1	\$11,000	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2024	\$253,100	1-3	\$15,000	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$58,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Steam Piping/Pump	100%			2029	\$253,100			
Terminal Devices								
Convactor/Radiator	100%			2027	\$306,400	1	\$19,100	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%	Now	\$23,200	2029	\$46,300	2	\$300	
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof Serving 2nd Floor, 1 Of 2 Broken</i>								
Window/Wall Unit	60%			2024	\$71,600	1		
No Component	30%							
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2	\$9,600	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$10,400	
No Component	80%							
Exhaust Fans								
Interior	20%			2024	\$40,700	2	\$400	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$8,500	2039	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Main, Basement</i>								
Water Heater								
Gas Fired	100%			2024	\$34,900	2	\$900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2024	\$8,700	4	\$1,900	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : One Unit From Basement To 9th Floor, Two Units From 1st To 8th Floor</i>					
			<i>Explanation : 3 Units</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2029	\$238,500	1-5	\$30,900

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

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

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

Asset Name : HARLEM COURTHOUSE COMMUNITY JUSTICE CENTER
Address : 170 EAST 121 ST @ SYLVAN PL
Borough : MANHATTAN **Agency's Number** : 310-110
Program / Asset # : DGS0037.000 / 4167 **Yr Built/Renovated** : 1891 / 2006
Area Sq Ft : 25,700 **Project Type** : REAL PROPERTY
Date of Survey : 10-Jul-2015 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1769 **Lot** : 45 **BIN** : 1054382

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,292,500	\$191,200
Interior Architecture	\$458,300	\$146,500
Electrical		\$339,900
Mechanical	\$166,700	\$50,800
Total	\$1,917,500	\$728,300
Importance Code A	\$1,327,700	\$191,200
Importance Code B	\$417,400	\$464,400
Importance Code C	\$172,400	\$72,700
Total	\$1,917,500	\$728,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$24,300	\$9,800	\$20,700	
Interior Architecture	\$6,900	\$2,400	\$88,800	\$1,000
Electrical	\$2,200	\$24,300	\$1,700	\$2,200
Mechanical	\$31,800	\$9,900	\$4,200	\$3,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$69,200	\$50,300	\$119,400	\$10,500
Importance Code A	\$24,300	\$12,400	\$23,300	\$2,500
Importance Code B	\$41,800	\$37,900	\$96,100	\$7,900
Importance Code C	\$3,000			
Total	\$69,200	\$50,300	\$119,400	\$10,500



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

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

Asset # : 4167

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$123,000	
Masonry: Brick	50%	Now	\$542,900	LIFE	**	5	\$52,500	
<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: Brick	15%	Now	\$107,100	LIFE	**	5	\$15,700	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Chimney</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
Masonry: Brownstone	10%	Now	\$224,500	LIFE	**	5	\$7,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North Facade, Tower, Over Main Entrance Arch</i>								
Masonry: Granite	10%	Now	\$285,600	LIFE	**	5	\$7,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lobby</i>								
Windows								
Wood	50%	Now	\$35,200	2034	**	5	\$20,700	1
<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%			2042	**	5	\$41,500	
Parapets								
Copper/Terne	10%			2046	**	5	\$500	
Masonry: Brownstone	90%			LIFE	**	5	\$2,400	

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

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

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

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

Asset # : 4167

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Clay Tile	65%	Now	\$97,200	2046	**			
<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%			2031	**	10	\$9,500	
Modified Bitumen	5%	Now	\$24,300	2036	**			1
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof Adjacent To Bulkhead, And Over Main Entrance</i>								
<i>Ponding, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Roof Adjacent To Bulkhead And Over Main Entrance</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof Adjacent To Bulkhead</i>								
<i>Explanation : Deflection Evident</i>								
Interior								
Floors								
Carpet	15%			2022	\$83,100	3	\$8,700	
Carpet	10%			2025	\$55,400	3	\$5,800	
Ceramic Tile	15%			2035	**	5	\$5,800	
Mosaic Tile	5%			2031	**	5	\$4,800	
Vinyl Tile	20%			2034	**	3	\$2,900	
Vinyl Tile	20%			2026	\$73,800	3	\$3,800	
Wood	15%	Now	\$214,700	2066	**	5	\$5,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Caretakers Apt.</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Caretakers Apt.</i>								
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$6,100	
Gypsum Board	15%			LIFE	**	5	\$10,900	
Masonry: Brick	10%	Now	\$106,600	LIFE	**			
<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	\$65,800	LIFE	**	5	\$7,300	
<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	
Wood	15%			LIFE	**	5	\$72,700	

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

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

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

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

Asset # : 4167

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%			2039	**	5	\$9,600	
Gypsum Board	10%			LIFE	**	5	\$4,800	
Plaster	25%	Now	\$71,200	LIFE	**	5	\$6,000	
<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	\$3,600	
Plaster	25%			LIFE	**	5	\$6,000	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Mian Service Switch Rated At 800 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$100	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Molded Case Bkrs	100%			2034	**	5	\$700	
<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%			2036	**	1		
Motor Controllers								
Locally Mounted	60%			2031	**	5	\$100	
Locally Mounted	40%			2024		5	\$25,300	\$100
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe.</i>								
Lighting								

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

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

Asset # : 4167

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	80%			2031	**	10	\$18,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	15%			2031	**	10	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	3%			2026	\$14,300	10	\$700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
HID	1%			2026	\$700	10		
Incandescent	1%			2026	\$4,800	2		
Egress Lighting								
Emergency, Battery	50%			2026	\$19,600	10	\$3,100	
Exit, LED	50%			2041	**	1		
Exterior Lighting								
HID	20%			2026	\$21,900	10		
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2026	\$26,300	1	\$2,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2026	\$300,200	1-3	\$16,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detector, Manual Pull Stations, Horns, Alarm Bells And Strobe Lights</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	40%			2036	**	5	\$3,200	
Natural Gas	60%			2036	**	1		

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

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

Asset # : 4167

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	60%	Now	\$21,100	2031	**	1	\$13,700	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4 Units. Outdated Heating System In The Building, System Upgrade Is Recommended.</i>								
Steam Boiler	40%	Now	\$14,100	2031	**	1	\$9,200	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit. 4 Units. Outdated Heating System In The Building, System Upgrade Is Recommended.</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$91,900	2036	**	4	\$1,300	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Outdated Heating System In The Building, System Upgrade Is Recommended.</i>								
Terminal Devices								
Convactor/Radiator	95%	Now	\$13,800	2031	**	1	\$7,100	
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 2nd And 3rd Floor Court Rooms</i>								
<i>Explanation : Lack Of Heating Devices In 2nd And 3rd Fl. Court Rooms</i>								
Unit Heater - Steam	5%			2021	\$4,900	4	\$200	
Air Conditioning								
Energy Source Electricity	100%			2034	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2024	\$50,800	2	\$100	
Window/Wall Unit	70%			2020	\$39,600	1		
No Component	25%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2026	\$19,400	1	\$400	
No Component	95%							
Heat Rejection								
Dry Cooler	5%			2026	\$5,500	2	\$900	
No Component	95%							
Plumbing								
H/C Water Piping Brass/Copper	100%			2036	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 4167

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Gas Fired	100%	Now	\$16,600	2026	\$16,600	2	\$300	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Submersible	100%			2020	\$900	4	\$800	
Sewage Ejector(s) Electric	100%			2026	\$7,800	4	\$1,000	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 1 Unit</i>								

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 29-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5,6,8,10
Block : 168 **Lot** : 32 **BIN** : 1001831

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,759,600	\$948,400
Interior Architecture	\$633,600	\$591,100
Electrical		\$381,000
Mechanical	\$684,000	\$10,969,000
Total	\$3,077,200	\$12,889,600
Importance Code A	\$1,759,600	\$948,400
Importance Code B	\$1,317,700	\$11,796,900
Importance Code C		\$144,300
Total	\$3,077,200	\$12,889,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$24,300			
Interior Architecture	\$2,171,600		\$83,500	\$97,200
Electrical	\$64,800	\$56,800	\$69,100	\$70,900
Mechanical	\$33,200	\$51,800	\$47,400	\$62,400
Elevators/Escalators	\$98,700	\$98,700	\$98,700	\$98,700
Total	\$2,392,700	\$207,300	\$298,700	\$329,100
Importance Code A	\$24,300	\$12,300		\$900
Importance Code B	\$2,364,100	\$195,000	\$298,700	\$328,300
Importance Code C	\$4,200			
Total	\$2,392,700	\$207,300	\$298,700	\$329,100



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Bronze/Brass	1%			LIFE	**			
Masonry: Brick	10%	0-2	\$133,100	LIFE	**	5	\$21,300	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Courtyard @ 3rd Floor And Window Lintels Throughout</i>								
Masonry: Granite	69%	4+	\$360,000	LIFE	**	5	\$110,200	
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	20%			LIFE	**	5	\$31,900	
Windows								
Aluminum	95%	Now	\$1,069,900	2043	**	5	\$123,300	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Street Level Windows</i>								
<i>Explanation : Protective Metal Grilles</i>								
Bronze/Brass	3%			2035	**	5	\$48,700	
Metal Louvers	2%			2036	**	10	\$32,400	
Parapets								
Masonry: Brick	25%	Now	\$68,900	LIFE	**	5	\$5,800	
<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>								
<i>Other Observation, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Interior Parapet Face</i>								
<i>Explanation : Repointing Failure</i>								
Masonry: Granite	60%			LIFE	**	5	\$17,400	
Masonry: Granite	15%			LIFE	**	5	\$4,400	
Roof								
Copper/Terne	5%			2055	**	10	\$12,200	
Modified Bitumen	28%	Now	\$38,400	2027	\$384,200			
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Courtyard Area</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Curbs In Courtyard Area</i>								
Modified Bitumen	65%	Now	\$89,200	2032	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North West Corner, Upper Roof</i>								
Skylight, Metal/Glass	2%			2027	\$298,800	10	\$6,500	

Interior

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	25%			2020	\$2,054,700	3	\$310,900	
Ceramic Tile	5%			2030	**	5	\$31,100	
Marble Panels	10%	Now	\$466,500	LIFE	**	5	\$46,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs To Ninth Floor</i>								
Quarry Tile	5%			2032	**	5	\$46,600	
Raised Access Floor	5%			2036	**	5	\$116,600	
Terrazzo	20%			LIFE	**	5	\$97,100	
Vinyl Tile	25%			2032	**	3	\$77,700	
Wood	5%			2062	**	5	\$58,300	
Interior Walls								
Ceramic Tile	2%			2030	**	5	\$8,400	
Gypsum Board	10%			LIFE	**	5	\$25,200	
Metal Panel	5%			LIFE	**			
Marble Panels	20%			LIFE	**			
Plaster	48%			LIFE	**	5	\$60,400	
SGFT/Glazed Masonry	10%			LIFE	**			
Wood	5%			LIFE	**	5	\$83,900	
Ceilings								
Acous Tile,Adhered	10%			2032	**	5	\$62,200	
Acous Tile Susp.Lay-In	35%			2032	**	5	\$217,600	
Acous Tile Susp.Lay-In	5%			2044	**	5	\$31,100	
Exposed Concrete	5%			LIFE	**	5	\$4,900	
Masonry: Marble	3%			LIFE	**	1		
Masonry: Vault Struct	5%			LIFE	**			
Mosaic Tile	2%			LIFE	**	1		
Plaster	35%			LIFE	**	5	\$136,000	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 4000 Amperes Each.</i>								
Transformers								
Dry Type	100%			2044	**	5	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 1500kva, 480/208/120volts</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2053	**	5	\$10,900	

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Raceway								
	Conduit	90%			2053	**	1	
	Conduit	10%			2037	**	1	
Panelboards								
	Fused Disc Sw	5%			2049	**	5	\$500
	Molded Case Bkrs	95%			2049	**	5	\$10,400
Wiring								
	Thermoplastic	90%			2053	**	1	
	Thermoplastic	10%			2037	**	1	
Motor Controllers								
	Locally Mounted	20%			2025	\$6,100	5	\$600
	Variable Frequency Drive	80%			2044	**		
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$6,100
Stand-by Power								
Transfer Switches								
	Automatic	100%			2044	**	1	\$127,800
Generators								
	Diesel	100%			2040	**	1	\$160,900
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 2- 1500kw Emergency Generators</i>							
Batteries								
	Lead/Acid	100%			2022	\$1,600	5	\$15,400
Fuel Storage								
Day Tank								
		50%			2049	**	5	\$38,500
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : No Available Nameplate Rating Capacity</i>							
Main Tank								
		50%			2062	**	5	\$6,100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 14,000 Gallons Rated Capacity</i>							
Lighting								
Interior Lighting								
Fluorescent								
		10%			2035	**	10	\$38,100
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
Fluorescent								
		85%			2035	**	10	\$323,900
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent								
		5%			2035	**	10	\$19,100
	<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Offices At 10th Floor</i>							

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

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

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

Lighting

Egress Lighting

Emergency, Service	50%			2035	**	1		
Exit, LED	50%			2062	**	1		

Alarm

Security System

No Component	70%							
Generic	30%			2035	**	1	\$46,500	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Other Public Spaces**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2035

**

1-3

\$263,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Alarm Bells, Horns, Smoke Detectors And Manual Pull Stations*

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

Heating

Energy Source

Utility Steam

100%

2037

**

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Steam Room**Explanation : Steam From Con Edison*

Conversion Equipment

Pres. Reducing Valve/LP Steam

100%

2036

**

5

\$24,700

Distribution

Central Plant Steam Piping/Pmp

100%

2027

\$6,819,600

4

\$20,500

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout**Recent Installation, Extent : Light, Area Affected : 100%**Location : Throughout*

Terminal Devices

Convactor/Radiator

100%

2025

\$2,157,100

1

\$134,200

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout**Recent Installation, Extent : Light, Area Affected : 100%**Location : Throughout, Newly Installed Steam Traps And Danfoss Valves***Air Conditioning**

Energy Source

Electricity

100%

2035

**

1

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Interior Pkg Unit - Cooling	5%			2031	**	2	\$1,300
				<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 5th Floor</i>				
				<i>Recent Installation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 5th Floor</i>				
	Reciprocating Compr/Chiller Split Unit	5%			2032	**	1	\$9,600
	Window/Wall Unit	15%			2032	**		
		75%			2022	\$629,700	1	
Terminal Devices								
	Fan Coil - 2 Pipe	20%			2032	**	1	\$26,800
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$46,300
	No Component	80%						
Exhaust Fans								
	Roof	10%			2027	\$66,900	2	\$1,300
	No Component	90%						
				<i>Other Observation, Extent : Light, Area Affected : 0%</i>				
				<i>Location : Throughout</i>				
				<i>Explanation : Natural Ventilation</i>				
Plumbing								
H/C Water Piping								
	Brass/Copper	10%			2037	**	1	
	Galvanized Steel	90%			2025	\$1,591,200	1	
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
HW Heat Exchanger								
	HTHW/HW	100%			2037	**		
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
Sump Pump(s)								
	Non-Submersible	100%			2027	\$61,400	4	\$8,800
Sewage Ejector(s)								
	Electric	100%			2027	\$116,000	4	\$16,500
Backflow Preventer								
	Generic	100%			2027	\$102,400	1	\$25,400

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 10th Floor</i>					
			<i>Explanation : 10 Units</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2037		**	1-5 \$209,400
	Sprinkler							
	No Component	25%						
	Generic	75%			2047		**	1-2 \$87,300

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 23-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2467 **Lot** : 1 **BIN** : 3063635

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$430,700	
Interior Architecture	\$267,300	\$274,800
Electrical	\$138,000	\$501,500
Mechanical	\$123,700	\$1,197,500
Site Enclosure	\$79,300	
Site Pavements	\$302,900	
Total	\$1,341,900	\$1,973,700
Importance Code A	\$430,700	
Importance Code B	\$529,100	\$1,973,700
Importance Code C	\$382,200	
Total	\$1,341,900	\$1,973,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$29,800	\$7,800		
Interior Architecture	\$13,100	\$3,200		\$24,800
Electrical	\$5,600	\$3,600	\$3,200	\$27,700
Mechanical	\$32,100	\$19,100	\$19,500	\$66,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$84,500	\$37,700	\$26,600	\$122,600
Importance Code A	\$40,500	\$16,300	\$8,500	\$9,600
Importance Code B	\$35,300	\$21,500	\$18,200	\$113,000
Importance Code C	\$8,700			
Total	\$84,500	\$37,700	\$26,600	\$122,600



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
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%	4+	\$4,900	LIFE	**	5	\$21,100	
<i>Exposed Reinforcement, Extent : Light, Area Affected : 1%</i>								
<i>Location : South Side Of Building</i>								
Masonry: Brick	75%			LIFE	**	5	\$31,700	
Masonry: Granite	2%			LIFE	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Entrance</i>								
<i>Explanation : Located On Kent Avenue</i>								
Masonry: Limestone	3%			LIFE	**	5	\$1,000	
Metal Coiling Doors	10%	2-4	\$24,800	2033	**	5	\$6,600	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Coiling Door At Machine Shop</i>								
Windows								
Aluminum	100%			2044	**	5	\$12,300	
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$11,400	
Masonry: Limestone	15%			LIFE	**	5	\$2,700	
Metal Rail	5%			2041	**	5-10	\$12,900	
Roof								
Built-Up (BUR)	100%	0-2	\$430,700	2033	**			
<i>Alligatoring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Air/Water Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North Side Of Upper And Lower Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : North Side Of Main Roof And Upper Roof</i>								
<i>Explanation : Roof Membrane Is Delaminating At Joints Due To Poor Installation</i>								
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$55,900	
Ceramic Tile	5%			2031	**	5	\$6,400	
Vinyl Tile	20%	Now	\$45,000	2033	**	3	\$9,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Offices And Shop Areas</i>								
Vinyl Tile 9" X 9"	15%	4+	\$4,400	2028	\$218,800	3	\$7,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Front Steps Located By Entry Vestibule</i>								
Wood	24%	Now	\$104,800	2043	**	5	\$28,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Truck Garage At Basement Level</i>								
<i>Loose Units, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	16%			2068	**	5	\$38,400	

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	25%			LIFE	**			
Concrete Masonry Unit	25%	4+	\$7,400	LIFE	**	5	\$6,400	
<i>Vertical Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Freight Elevator Room In Basement</i>								
Gypsum Board	25%	4+	\$1,400	LIFE	**	5	\$9,600	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%			LIFE	**			
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%	Now	\$53,600	2033	**	5	\$20,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lockers, Basement And Bathrooms</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2nd Floor Spaces</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2nd Floor Spaces</i>								
Exposed Concrete	75%	4+	\$63,900	LIFE	**	5	\$15,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Paint Shop On 1st Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Paint Shop On 1st Floor</i>								
Site Enclosure								
Fence/Gates								
Chain Link	95%	Now	\$79,300	2058	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Side Of Building</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : West Side Of Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Side Of Building</i>								
<i>Explanation : Concrete Post Bases Are Eroding At River Edge</i>								
Iron Picket	5%			2063	**			
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	**			

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

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

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

Site Pavements

Parking/Driveway
Asphalt

100% Now \$302,900 2037 **

Potholes, Extent : Moderate, Area Affected : 15%

Location : West Side Of Building

Sinking/Subsiding, Extent : Moderate, Area Affected : 40%

Location : West Side Of Building At River Edge

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

Location : West Side Of Building

Explanation : Erosion At River Edge

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100% 2048 ** 5 \$2,300

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

Location : Electrical Room

Explanation : One 2000 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs

100% 2048 ** 5 \$2,300

Raceway

Conduit

50% 2028 \$4,800 1

Conduit

50% 2048 ** 1

Panelboards

Molded Case Bkrs

85% 2044 ** 5 \$1,900

Recent Installation, Extent : Light, Area Affected : 100%

Location : Basement, 1st Floor

Molded Case Bkrs

14% 2036 ** 5 \$300

Other Observation, Extent : Light, Area Affected : 20%

Location : 1st And 2nd Floors

Explanation : Panelboards Are Old But In Satisfactory Condition

Molded Case Bkrs

1% Now \$300 2053 ** 5

Other Observation, Extent : Severe, Area Affected : 1%

Location : 2nd Floor

Explanation : Pnl Lp-2a: Door Does Not Lock, Exposing Interior Components

Wiring

Braided Cloth

10% 2-4 \$2,100 2053 ** 1

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Basement

Thermoplastic

90% 2048 ** 1

Motor Controllers

Locally Mounted

50% 2026 \$33,500 5 \$300

Locally Mounted

50% 2041 ** 5 \$300

Ground

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting Fluorescent	100%			2033	**	10	\$78,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Floors</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Egress Lighting Emergency, Battery	50%			2023	\$59,700	10	\$10,300	
Exit, Service	50%			2023	\$11,900	1		
Exterior Lighting HID	100%			2028	\$334,200	10	\$300	
Alarm								
Security System Generic	50%			2033	**	1	\$16,000	
Generic	50%			2028	\$133,800	1	\$16,000	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Fuel Oil No 2	50%	Now	\$80,700	2058	**	5	\$6,600	
<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Yard</i>								
<i>Buried Tank(s), Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Yard</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Oil Supply System</i>								
Fuel Oil No 2	50%			2028	\$80,700	5	\$13,200	
Conversion Equipment Steam Boiler	100%	Now	\$10,700	2033	**	1	\$76,100	
<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Control System</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Boilers</i>								
Distribution Steam Piping/Pump	100%			2038	**			
Terminal Devices Air Handler	20%			2028	\$233,100	1	\$10,600	
Convactor/Radiator	20%			2033	**	1	\$5,500	
Fan Coil Unit/Heat	60%			2028	\$744,700	1	\$16,600	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2044	* *	1	
Conversion Equipment								
	Window/Wall Unit	20%			2023	\$34,500	1	
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$4,800
	No Component	90%						
Exhaust Fans								
	Interior	30%			2028	\$88,500	2	\$800
	Roof	70%			2038	* *	2	\$1,800
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2033	* *	1	
Water Heater								
	Gas Fired	85%	0-2	\$43,000	2028	\$43,000	2	\$800
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
	Gas Fired	15%			2026	\$7,600	2	\$200
HW Heat Exchanger								
	Steam Fired	100%			2038	* *	4	\$8,400
Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1	
Sump Pump(s)								
	Submersible	100%			2021	\$2,800	4	\$2,700
Sewage Ejector(s)								
	Compressed Air	100%	0-2	\$15,400	2058	* *	4	\$900
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
	Generic	100%			2028	\$21,100	1	\$5,200
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	* *		
<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%			2048	* *	1-5	\$43,100

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 09-Jul-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,12
Block : 140 **Lot** : 123 **BIN** : 3000263

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,463,300	\$729,400
Interior Architecture	\$3,198,500	\$31,740,900
Electrical	\$378,400	\$3,008,300
Mechanical	\$5,000,700	\$3,738,300
Total	\$10,040,900	\$39,216,900
Importance Code A	\$1,463,300	\$783,800
Importance Code B	\$8,470,100	\$38,395,700
Importance Code C	\$107,600	\$37,400
Total	\$10,040,900	\$39,216,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$30,600		
Interior Architecture	\$1,174,100		\$11,719,800	\$723,300
Electrical	\$57,400	\$26,000	\$31,700	\$29,800
Mechanical	\$136,900	\$165,000	\$156,300	\$165,000
Elevators/Escalators	\$106,600	\$106,600	\$106,600	\$106,600
Total	\$1,475,000	\$328,100	\$12,014,400	\$1,024,600
Importance Code A	\$31,700	\$62,400	\$32,200	\$31,700
Importance Code B	\$1,419,400	\$265,700	\$11,982,200	\$992,900
Importance Code C	\$23,900			
Total	\$1,475,000	\$328,100	\$12,014,400	\$1,024,600



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

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

Asset # : 2043

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$138,100	
Masonry: Brick	78%	Now	\$430,800	LIFE	**	5	\$275,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Under Windows, Throughout</i>								
Masonry: Limestone	10%	0-2	\$222,000	LIFE	**	5	\$26,500	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%			2046	**	5-10	\$48,600	
Granite Panels	2%	Now	\$38,800	LIFE	**	5	\$5,300	
<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%			2039	**	5	\$17,700	
Window Wall	1%			2046	**	5	\$13,300	
Windows								
Aluminum	90%	Now	\$559,700	2042	**	5	\$32,200	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Steel	10%	Now	\$77,500	2034	**	5	\$44,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse Level</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse Level</i>								
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$11,300	
Masonry: Brick	75%			LIFE	**	5	\$7,300	
Metal Rail	10%			2031	**	5-10	\$17,600	
Roof								
Cast in Place Concrete	5%			LIFE	**			
Copper/Terne	75%	0-2	\$87,400	2054	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	20%	Now	\$47,100	2026			\$235,500	
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2043

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	20%	0-2	\$1,150,200	2022	\$11,502,300	3	\$1,305,200	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Carpet	10%			2025	\$5,751,100	3	\$652,600	
Cast in Place Concrete	10%			LIFE	**	5	\$951,700	
Ceramic Tile	3%	Now	\$262,000	2029	\$2,619,500	5	\$65,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	2%			LIFE	**	5	\$65,300	
Terrazzo	2%			LIFE	**	5	\$68,000	
<i>Horizontal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Entrance</i>								
Vinyl Tile	43%	0-2	\$823,600	2026	\$16,472,900	3	\$701,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	Now	\$766,200	2031	**	3	\$163,100	
<i>Adhesion Failure, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement And 8th Floor</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Basement And 8th Floor</i>								
Interior Walls								
Cast in Place Concrete	10%	Now	\$107,600	LIFE	**			
<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	
Gypsum Board	38%			LIFE	**	5	\$37,400	
Masonry: Brick	10%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	35%	Now	\$23,900	LIFE	**	5	\$17,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 8th Floor, Various Offices On Other Floors</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : 8th Floor</i>								

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

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

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

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

Asset # : 2043

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$455,600	2024	\$9,111,500	5	\$679,800	
<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	\$637,800	2031	**	5	\$761,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Throughout</i>								
AcousTileSusp.Lay-In	8%	Now	\$145,800	2039	**	5	\$174,000	
<i>Broken/Missing Elements, Extent : Light, 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	
Plaster	25%			LIFE	**	5	\$679,800	
Plaster	2%			LIFE	**	5	\$54,400	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2052	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two At 4000 Amperes And One At 2000 Amperes</i>								
Fused Disc Sw	25%			2026	\$54,400	5	\$300	
Transformers								
Dry Type	100%			2043	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Various Sizes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2052	**	5	\$8,400	
Raceway								
Conduit	80%			2026	\$522,300	1		
Conduit	20%			2052	**	1		
Panelboards								
Molded Case Bkrs	20%			2034	**	5	\$1,700	
Molded Case Bkrs	80%			2048	**	5	\$6,700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2043

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	30%	2-4	\$302,700	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Thermoplastic	30%			2036	**	1		
Thermoplastic	40%			2052	**	1		
Motor Controllers								
Locally Mounted	70%			2039	**	5	\$1,500	
Motor Control Center	30%			2039	**	5	\$2,600	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,900	LIFE	**	5	\$4,700	
<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%	Now	\$9,200	2046	**	1	\$88,600	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Generators								
Diesel	100%			2022	\$75,800	1	\$123,900	
<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%			2020	\$1,600	5	\$11,900	
Fuel Storage								
Day Tank	50%			2025	\$12,000	5	\$29,700	
Main Tank	50%			2029	\$20,100	5	\$4,700	
Lighting								
Interior Lighting								
Fluorescent	100%			2026	\$1,887,800	10	\$293,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	10%			2026	\$16,300	1		
Exit, LED	90%			2061	**	1		
Exterior Lighting								
HID	20%			2026	\$250,300	10	\$200	
No Component	80%							
Alarm								
Security System								
Not Accessible	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2043

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

Alarm

Fire/Smoke Detection

No Component	80%							
Generic, Analog	20%			2031	**	1-3	\$39,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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%			2046	**	1		
-----------------------------	------	--	--	------	----	---	--	--

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

Location : Vault

Explanation : One 10,000 Gallon Tank

Conversion Equipment

Steam Boiler	100%			2039	**	1	\$316,900	
--------------	------	--	--	------	----	---	-----------	--

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

Location : Basement

Explanation : 3 Units

Distribution

Hot Wtr Piping/Pump	50%			2034	**	4	\$7,900	
Central Plant Steam Piping/Pmp	50%			2036	**	4	\$11,800	

Terminal Devices

Air Handler	30%	Now	\$26,200	2021	\$1,309,400	1	\$53,400	
-------------	-----	-----	----------	------	-------------	---	----------	--

Other Observation, Extent : Moderate, Area Affected : 3%

Location : Compressor And Air Dryer

Explanation : Pneumatic Control System

Convactor/Radiator	50%			2031	**	1	\$51,700	
Fan Coil Unit/Heat	20%			2026	\$929,700	1	\$20,700	

Air Conditioning

Energy Source

Electricity	100%			2042	**	1		
-------------	------	--	--	------	----	---	--	--

Conversion Equipment

Centrifugal, Elec Chiller	90%			2035	**	1	\$311,700	
---------------------------	-----	--	--	------	----	---	-----------	--

R-22 Refrigerant, Extent : Light, Area Affected : 100%

Location : Basement

Exterior Pkg Unit - Cooling	5%	0-2	\$12,600	2026	\$125,700	2	\$800	
-----------------------------	----	-----	----------	------	-----------	---	-------	--

Not in Service, Extent : Severe, Area Affected : 100%

Location : 1 Out Of 2 Units Not Working In The Roof

R-22 Refrigerant, Extent : Light, Area Affected : 100%

Location : Roof

No Component	5%							
--------------	----	--	--	--	--	--	--	--

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

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

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

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

Asset # : 2043

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2036	**	4	\$18,900	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	90%	Now	\$297,600	2021	\$2,976,400	1	\$160,300	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Multiple Locations Throughout Building</i>								
Fan Coil - 4 Pipe	5%			2026	\$345,200	1	\$5,200	
No Component	5%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2026	\$29,700	2	\$11,100	
Water Cooling Tower	90%			2027	\$1,007,100	2	\$289,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent Building</i>								
<i>Explanation : Cooling Tower</i>								
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$178,400	
Exhaust Fans								
Interior	80%			2026	\$883,400	2	\$7,800	
Roof	20%			2021	\$103,100	2	\$2,000	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	\$272,400	2031	**	1		
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	100%			2024	\$189,300	2	\$4,700	
<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		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2026	\$47,300	4	\$6,800	
Sewage Ejector(s)								
Electric	100%			2026	\$89,400	4	\$12,700	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2043

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (8) 1st To 12th Floor, (1) Basement To 13th Floor</i>								
<i>Explanation : 9 Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2046	**	1-5	\$161,300
Sprinkler								
	No Component	95%						
	Generic	5%			2036	**	1-2	\$4,500
Fire Pump								
	Generic	100%			2035	**	1	\$59,800

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 21-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 83 **Lot** : 1 **BIN** : 4000698

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$668,500	\$808,100
Interior Architecture	\$82,400	\$632,000
Electrical	\$449,000	\$1,109,600
Mechanical	\$985,800	\$905,800
Total	\$2,185,700	\$3,455,500
Importance Code A	\$668,500	\$808,100
Importance Code B	\$1,434,800	\$2,384,100
Importance Code C	\$82,400	\$263,300
Total	\$2,185,700	\$3,455,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				\$23,100
Interior Architecture	\$23,000	\$29,500	\$4,800	\$32,600
Electrical	\$2,300	\$2,200	\$2,700	\$8,900
Mechanical	\$34,200	\$26,200	\$23,900	\$45,500
Site Pavements	\$18,300			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$85,600	\$65,800	\$39,300	\$118,000
Importance Code A	\$6,700	\$6,700	\$6,700	\$30,000
Importance Code B	\$78,900	\$54,100	\$32,600	\$88,000
Importance Code C		\$5,000		
Total	\$85,600	\$65,800	\$39,300	\$118,000



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	10%			2048	**	10	\$27,200	
			<i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Roof Penthouse</i>					
Masonry: Brick	70%			LIFE	**	5	\$81,200	
			<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Masonry: Granite	5%	2-4	\$77,400	LIFE	**	5	\$4,400	
			<i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Masonry: Limestone	15%	0-2	\$476,300	LIFE	**	5	\$13,100	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
Windows								
Wood	100%			2036	**	5	\$229,400	
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$17,200	
			<i>Efflorescence, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Masonry: Limestone	15%			LIFE	**	5	\$3,800	
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
Roof								
Clay Tile	25%			2048	**	10	\$18,800	
Copper/Terne	5%			2043	**	10	\$9,400	
Metal Panel	10%			2033	**	10	\$13,800	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Cupola</i>					
			<i>Explanation : Painted Surface</i>					
Modified Bitumen	50%			2028		10	\$37,500	
Skylight, Metal/Glass	10%			2048	**	10	\$25,000	
Interior								
Floors								
Carpet	15%			2027		3	\$22,800	
Carpet	5%			2029		3	\$10,100	
Cast in Place Concrete	5%			LIFE	**	5	\$11,100	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Boiler Room Basement</i>					
Mosaic Tile	10%			2033	**	5	\$25,300	
Terrazzo	7%			LIFE	**	5	\$5,500	
Vinyl Tile	38%			2028		3	\$14,400	
Vinyl Tile	15%			2033	**	3	\$5,700	
Wood	5%			2056	**	5	\$9,500	

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	3%			2031	**	5	\$9,900	
Gypsum Board	25%			LIFE	**	5	\$49,700	
Plaster	55%	2-4	\$82,400	LIFE	**	5	\$54,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	12%			LIFE	**	5	\$159,000	
Ceilings								
AcousTileConcealSpLn	15%			2033	**	5	\$19,300	
AcousTileSusp.Lay-In	15%			2033	**	5	\$15,500	
AcousTileSusp.Lay-In	20%			2041	**	5	\$20,600	
Embossed Metal	5%	Now	\$20,500	LIFE	**	5	\$2,300	
<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>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Glass: Susp Panels	5%			LIFE	**			
Plaster	25%			LIFE	**	5	\$16,100	
Plaster	15%			LIFE	**	5	\$9,700	
Site Enclosure								
Fence/Gates								
Chain Link	80%			2038	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Of Buiding</i>								
Iron Picket	20%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	85%			2041	**			
Pavers/Stone	15%	2-4	\$18,300	2031	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Stair</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Slate In Front Of Building</i>								

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

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
LONG ISLAND CITY COURTHOUSE
Asset # : 2793

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$23,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated At 1600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$137,800	5	\$300	
Raceway								
Conduit	90%			2028	\$100,500	1		
Conduit	10%			2048	**	1		
Panelboards								
Molded Case Bkrs	90%			2027	\$68,300	5	\$1,600	
Molded Case Bkrs	10%			2044	**	5	\$200	
Wiring								
Braided Cloth	50%	2-4	\$86,700	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2028	\$69,400	1		
Thermoplastic	10%			2048	**	1		
Motor Controllers								
Locally Mounted	25%			2026	\$36,900	5	\$100	
Locally Mounted	75%			2041	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	10%			2033	**	10	\$6,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Court Reporter Offices</i>								
<i>Explanation : T-8 Lamp</i>								
Fluorescent	40%			2028	\$501,300	10	\$24,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
HID	40%			2028	\$74,700	10	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Court Rooms</i>								
<i>Explanation : Halogen Lamps</i>								
Incandescent	10%			2023	\$125,300	2	\$200	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : 3rd Floor Court Room</i>								
<i>Explanation : Around Perimeter Of Skylight</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
LONG ISLAND CITY COURTHOUSE
Asset # : 2793

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2028	\$51,400	10	\$8,200	
Exit, Service	50%			2028	\$12,700	1		
Exterior Lighting								
HID	30%			2033	**	10	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof Perimeter</i>						
		<i>Explanation : T-3 Halogen Lamps</i>						
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$69,200	1	\$7,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2023	\$236,900	1-3	\$12,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Mechanical Rooms</i>						
		<i>Explanation : Manual Pull Station, Strobe Lights, Smoke Detectors And Alarm Bells</i>						
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2038	**	1		
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$66,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Low Pressure Steam Units</i>						
Distribution								
Steam Piping/Pump	98%			2038	**			
Steam Piping/Pump	2%	0-2	\$100	2038	**			
		<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : Boiler Room</i>						
Terminal Devices								
Air Handler	60%			2023	\$602,500	1	\$25,100	
Convactor/Radiator	40%			2041	**	1	\$8,700	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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	50%			2031	**	1	\$36,600
				<i>R-134a Refrigerant, Extent : Light, Area Affected : 50%</i>				
				<i>Location : Basement Mechanical Room</i>				
	Interior Pkg Unit - Cooling	15%			2026	\$400,500	2	\$600
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>				
				<i>Location : Attic</i>				
	Window/Wall Unit	10%			2023	\$14,900	1	
	No Component	25%						
Distribution								
	CW & CHW Wtr Pipe/Pump	50%			2038	**	4	\$1,700
	No Component	50%						
Terminal Devices								
	Air Handler/Cool/Ht	50%			2023	\$300,300	1	\$20,900
	No Component	50%						
Heat Rejection								
	Evaporative Condenser	50%			2023	\$83,000	2	\$23,500
				<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>				
				<i>Location : Penthouse Mechanical Room</i>				
	No Component	50%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,700
Exhaust Fans								
	Interior	100%			2028	\$254,100	2	\$2,100
Plumbing								
H/C Water Piping								
	Brass/Copper	70%			2038	**	1	
	Galvanized Steel	30%			2026	\$94,000	1	
Water Heater								
	Gas Fired	100%	Now	\$13,100	2028	\$43,600	2	\$800
				<i>On Extended Life, Extent : Severe, 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 : 30 Gallons Water Heater</i>				
HW Heat Exchanger								
	Steam Fired	100%			2028	\$113,700	4	\$10,000
				<i>Obsolete Equipment, Extent : Severe, 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 : 250 Gallons</i>				
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Submersible	100%			2021	\$2,400	4	\$2,100	
Backflow Preventer No Component Generic	90% 10%			2028	\$1,800	1	\$400	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : For Standpipe Only</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2048	**	1-5	\$34,100	

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 29-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,pen
Block : 166 **Lot** : 27 **BIN** : 1001830

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$4,320,100	\$1,405,800
Interior Architecture	\$2,246,800	\$3,000,400
Electrical	\$908,000	\$7,272,000
Mechanical	\$1,106,000	\$12,436,300
Total	\$8,580,900	\$24,114,500
Importance Code A	\$4,320,100	\$1,405,800
Importance Code B	\$4,087,900	\$22,509,600
Importance Code C	\$172,900	\$199,100
Total	\$8,580,900	\$24,114,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture			\$6,800	
Interior Architecture	\$14,900	\$44,300	\$42,200	\$26,300
Electrical	\$69,200	\$77,700	\$82,900	\$71,000
Mechanical	\$48,100	\$69,600	\$81,300	\$61,900
Elevators/Escalators	\$88,800	\$88,800	\$88,800	\$88,800
Total	\$221,000	\$280,400	\$301,900	\$248,000
Importance Code A	\$14,800		\$6,800	\$1,300
Importance Code B	\$191,300	\$280,400	\$295,100	\$246,700
Importance Code C	\$14,900			
Total	\$221,000	\$280,400	\$301,900	\$248,000



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856

LOUIS LEFKOWITZ BLDG.

Asset # : 13877

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Bronze/Brass	2%			LIFE	**			
Copper/Terne	3%			2047	**	10	\$36,900	
Masonry: Brick	45%			LIFE	**	5	\$236,100	
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Window Lintels In Courtyards</i>								
Masonry: Granite	40%			LIFE	**	5	\$157,400	
Masonry: Granite	10%	Now	\$642,600	LIFE	**	5	\$39,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse, Window Sills</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Window Sills In Courtyard And Penthouse</i>								
Windows								
Bronze/Brass	60%			2035	**	5	\$261,000	
Steel	40%	Now	\$1,506,400	2052	**	5	\$174,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Courtyards</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Courtyards</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Courtyard Windows</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Courtyard Windows</i>								
Parapets								
Copper/Terne	10%			2047	**	5	\$13,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Coping</i>								
<i>Explanation : Covered With Tar</i>								
Masonry: Brick	45%			LIFE	**	5	\$12,700	
Masonry: Granite	35%			LIFE	**	5	\$12,400	
Masonry: Granite	10%			LIFE	**	5	\$3,500	
Roof								
Built-Up (BUR)	80%	Now	\$2,040,500	2037	**			1
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 9th Floor</i>								
<i>Debris Present, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</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%			2027		10	\$36,300	

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
LOUIS LEFKOWITZ BLDG.
Asset # : 13877

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2028	\$557,200	3	\$63,200	
Cast in Place Concrete	10%			LIFE	**	5	\$184,400	
Ceramic Tile	3%			2036	**	5	\$25,300	
Mosaic Tile	2%			2032	**	5	\$42,200	
Vinyl Tile	30%			2027	\$2,227,000	3	\$94,800	
Vinyl Tile	25%	Now	\$1,855,800	2037	**	3	\$79,000	
<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>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9 Tiles</i>								
Under Construction	25%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 2nd, 4th And 8th Floors</i>								
<i>Explanation : Under Construction</i>								
Interior Walls								
Ceramic Tile	3%			2030	**	5	\$29,700	
Glass: Single Pane	2%			LIFE	**	5	\$14,900	
Gypsum Board	20%			LIFE	**	5	\$118,900	
Masonry: Brick	5%			LIFE	**			
Metal Panel	8%			LIFE	**			
Marble Panels	10%			LIFE	**			
Plaster	7%	Now	\$172,900	LIFE	**	5	\$20,800	
<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>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 9th Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 9th Floor</i>								
Plaster	20%			LIFE	**	5	\$59,400	
Under Construction	25%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 2nd, 4th And 8th Floors</i>								
<i>Explanation : Under Construction</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

LOUIS LEFKOWITZ BLDG.

Asset # : 13877

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

Interior

Ceilings

AcousTile,Adhered	20%			2032	**	5	\$168,600	
AcousTileSusp.Lay-In	10%			2040	**	5	\$84,300	
Gypsum Board	5%			LIFE	**	5	\$52,700	
Plaster	27%			LIFE	**	5	\$142,300	
Plaster	8%	Now	\$91,700	LIFE	**	5	\$42,200	

*Cracking/Crumbling, Extent : Severe, Area Affected : 10%**Location : 9th Floor**Paint Peeling, Extent : Severe, Area Affected : 25%**Location : 9th Floor**Staining/Discoloring, Extent : Severe, Area Affected : 50%**Location : 9th Floor**Water Penetration, Extent : Severe, Area Affected : 30%**Location : 9th Floor*

Plaster	5%			LIFE	**	5	\$26,300	
Under Construction	25%							

*Other Observation, Extent : Light, Area Affected : 0%**Location : 2nd, 4th And 8th Floors**Explanation : Under Construction*

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%			2053	**	5	\$2,600	
---------------------	------	--	--	------	----	---	---------	--

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 3- Main Services (Low Voltage Power Breakers)rated At 4000 Amperes Each*

Transformers

Dry Type	100%			2044	**	5	\$1,800	
----------	------	--	--	------	----	---	---------	--

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 6- 75kva, 208/120 Volts*

Switchgear / Switchboard

Air Circuit Breaker	100%			2053	**	5	\$2,600	
---------------------	------	--	--	------	----	---	---------	--

Raceway

Conduit	70%			2027		1	\$685,600	
Conduit	30%			2053	**	1		

Panelboards

Fused Disc Sw	5%			2049	**	5	\$600	
Molded Case Bkrs	95%			2049	**	5	\$12,500	

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
LOUIS LEFKOWITZ BLDG.
Asset # : 13877

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Wiring								
	Braided Cloth	60%	2-4	\$908,000	2052	**	1	
		<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
	Thermoplastic	40%			2053	**	1	
Motor Controllers								
	Locally Mounted	50%			2025	\$15,300	5	\$1,700
	Locally Mounted	50%			2044	**	5	\$1,700
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$7,300
Stand-by Power								
Transfer Switches								
	Automatic	100%			2044	**	1	\$153,800
Generators								
	Diesel	100%			2040	**	1	\$193,600
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Emergency Generator Rated At 1500kw</i>						
Batteries								
	Lead/Acid	100%			2022	\$1,600	5	\$18,500
Fuel Storage								
	Day Tank	50%			2049	**	5	\$46,400
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 275 Gallons Rated Capacity</i>						
	Main Tank	50%			2062	**	5	\$7,300
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 10,000 Gallons Rated Capacity</i>						
Lighting								
Interior Lighting								
	Fluorescent	5%			2027	\$147,500	10	\$22,900
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
	Fluorescent	90%			2035	**	10	\$412,700
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
	Fluorescent	5%			2027	\$147,500	10	\$22,900
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Staircase And Lobby</i>						
Egress Lighting								
	Emergency, Service	50%			2035	**	1	
	Exit, LED	50%			2062	**	1	
Alarm								

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
LOUIS LEFKOWITZ BLDG.
Asset # : 13877

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

Alarm

Security System

No Component

70%

Generic

30%

2027

\$470,000

1

\$56,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Lobby And Other Public Spaces**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2027

\$5,362,900

1-3

\$308,100

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

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

Heating

Energy Source

Utility Steam

100%

2037

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Sub-basement Steam Room**Explanation : Steam From Con Edison*

Conversion Equipment

Pres. Reducing Valve/LP Steam

100%

2030

* *

5

\$29,700

*Other Observation, Extent : Light, Area Affected : 5%**Location : Sub-basement Prv Room**Explanation : 2 Heat Exchangers Heating Devices For Marriage Bureau Room*

Distribution

Hot Wtr Piping/Pump

5%

2043

* *

4

\$1,200

Central Plant Steam

95%

2027

\$7,797,800

4

\$23,400

Piping/Pmp

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Terminal Devices

Air Handler

5%

2035

* *

1

\$15,500

Convactor/Radiator

90%

2025

\$2,336,800

1

\$145,300

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Throughout**Recent Installation, Extent : Light, Area Affected : 100%**Location : Throughout, Newly Installed Steam Traps And Danfoss Valves*

Fan Coil Unit/Heat

5%

2035

* *

1

\$8,100

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
LOUIS LEFKOWITZ BLDG.
Asset # : 13877

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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	5%			2035	**	1	\$11,600
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lower Roof, For Marriage Bureau</i>								
	Window/Wall Unit	95%			2022	\$960,100	1	
Distribution								
	CW & CHW Wtr Pipe/Pump	5%			2053	**	4	\$1,800
	No Component	95%						
Terminal Devices								
	Air Handler/Cool/Ht	5%			2035	**	1	\$15,500
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Marriage Bureau</i>								
<i>Explanation : For Marriage Bureau</i>								
	No Component	95%						
Heat Rejection								
	Air Cooled Condenser Unit	15%			2035	**	2	\$52,200
<i>Recent Installation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof, Air Cooled Condenser For 4th Floor</i>								
	No Component	85%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : Cooling Tower Abandon In Place</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$278,800
Exhaust Fans								
	Roof	10%			2022	\$80,500	2	\$1,500
	No Component	15%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement Print Shop, Basement Electrical Equipment Rooms</i>								
<i>Explanation : Component Accounted For Under The Cooling Section Of This Report</i>								
	No Component	75%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : No Mechanical Ventilation</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	10%			2053	**	1	
	Galvanized Steel	90%			2025	\$1,915,300	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	HW Heat Exchanger	100%			2037	**	4	\$74,200
	Steam Fired							

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
LOUIS LEFKOWITZ BLDG.
Asset # : 13877

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Sump Pump(s) Non-Submersible	100%			2027	\$73,900	4	\$10,600
	Backflow Preventer Generic	100%			2027	\$123,200	1	\$30,600
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 9th Floor</i>								
<i>Explanation : 10 Units - 2 Freight, 8 Passenger</i>								
Fire Suppression								
	Standpipe Generic	100%			2037	**	1-5	\$252,100
	Sprinkler No Component Generic	90% 10%			2037	**	1-2	\$14,000

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 28-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,9,11,12,PH
Block : 169 **Lot** : 10 **BIN** : 1001833

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$976,500	\$420,900
Interior Architecture	\$4,946,600	\$3,810,700
Electrical	\$507,300	\$693,600
Mechanical	\$10,142,300	\$9,119,800
Total	\$16,572,700	\$14,045,000
Importance Code A	\$976,500	\$420,900
Importance Code B	\$15,596,200	\$12,650,000
Importance Code C		\$974,100
Total	\$16,572,700	\$14,045,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$17,700			\$32,400
Interior Architecture	\$29,600	\$34,300		\$54,900
Electrical	\$54,100	\$70,100	\$64,400	\$67,200
Mechanical	\$234,800	\$135,800	\$303,400	\$130,800
Elevators/Escalators	\$141,100	\$141,100	\$141,100	\$141,100
Total	\$477,300	\$381,300	\$508,900	\$426,400
Importance Code A	\$17,700	\$13,400		\$33,400
Importance Code B	\$459,600	\$350,500	\$508,900	\$393,000
Importance Code C		\$17,400		
Total	\$477,300	\$381,300	\$508,900	\$426,400



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	11%	Now	\$235,800	LIFE	**	5	\$37,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Penthouse</i>								
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</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, Portion Of Masonry Covered With Single-Ply Roof Material To Prevent Water Penetration.</i>								
Masonry: Limestone	45%	Now	\$349,300	LIFE	**	5	\$115,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	1%			LIFE	**	5	\$2,600	
Metal/Glass Curt Wall	35%			LIFE	**	5	\$225,100	
Metal Coiling Doors	1%	0-2	\$4,000	2033	**	5	\$5,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Frame</i>								
Marble Panels	2%	2-4	\$62,700	LIFE	**	5	\$5,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ground Floor Throughout</i>								
Window Wall	5%			2048	**	5	\$64,300	
Windows								
Aluminum	95%			2036	**	5	\$79,600	
Metal Louvers	5%			2037	**	10	\$26,200	
Parapets								
Masonry: Brick	47%	Now	\$47,100	LIFE	**	5	\$2,000	
<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. Portions Covered With Single-Ply Roofing Material To Prevent Water Penetration.</i>								
Masonry: Limestone	5%	Now	\$13,600	LIFE	**	5	\$300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Panel	3%			2048	**	5	\$500	
Panel/Paver: Limestone	45%			LIFE	**	5	\$2,100	

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	100%	4+	\$242,000	2033	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Vents And Drains</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Corners</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Soffits								
Stucco Cement	100%			2041	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$73,900	
Ceramic Tile	5%			2031	**	5	\$33,800	
Terrazzo	25%			LIFE	**	5	\$131,900	
Vinyl Tile	35%			2023	\$2,081,800	3	\$118,200	
Vinyl Tile 9" X 9"	30%	4+	\$231,200	2023	\$2,311,700	3	\$76,000	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	4%			2031	**	5	\$34,800	
Mosaic Tile	1%			LIFE	**			
Marble Panels	20%			LIFE	**			
Plaster	40%			LIFE	**	5	\$104,400	
SGFT/Glazed Masonry	10%			LIFE	**			
Wood	25%			LIFE	**	5	\$869,800	
Ceilings								
AcousTileConcealSpLn	40%	0-2	\$226,300	2026	\$2,263,500	5	\$168,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 1121, 1127</i>								
AcousTileSusp.Lay-In	15%			2033	**	5	\$101,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%	Now	\$45,000	LIFE	**	5	\$10,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Parking Garage</i>								
Plaster	35%			LIFE	**	5	\$147,800	
Site Enclosure								

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

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

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

Site Enclosure

Fence/Gates

Chain Link

25%

2048

* *

Iron Picket

75%

2048

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2041

* *

On-Site Walkways

Masonry: Granite

100%

LIFE

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2048

* *

5

\$1,900

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Main Service And 1- Bus Tie Disconnet Switches Rated At 4000 Amperes Each*

Transformers

Dry Type

100%

2041

* *

5

\$1,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Mechanical Room**Explanation : 5- 30 Kva 208/120 Volts, 6-65 Kva 208/240 Volts And 4-40 Kva 208/240 Volts*

Switchgear / Switchboard

Air Circuit Breaker

100%

2048

* *

5

\$2,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Low Voltage Power Circuit Breaker*

Raceway

Conduit

20%

2028

\$121,200

1

Conduit

80%

2048

* *

1

Panelboards

Fused Disc Sw

5%

2044

* *

5

\$500

Molded Case Bkrs

5%

2027

\$27,900

5

\$600

Molded Case Bkrs

90%

2044

* *

5

\$10,700

Wiring

Braided Cloth

10%

2-4

\$93,400

2053

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

90%

2048

* *

1

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	5%			2041	**	5	\$200	
Motor Control Center	5%			2026	\$55,000	5	\$600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Machinery Room</i>								
Motor Control Center	90%			2041	**	5	\$11,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$6,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$138,900	
Generators								
Diesel	100%			2037	**	1	\$174,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1250 Kilowatts, Rudox Genset</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$16,700	
Fuel Storage								
Day Tank	50%			2044	**	5	\$41,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 275 Gallons Capacity</i>								
Main Tank	50%			2056	**	5	\$6,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2000 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2033	**	10	\$393,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2033	**	10	\$20,700	
<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%			2033	**	1		
Emergency, Battery	10%			2033	**	10	\$10,900	
Exit, LED	50%			2056	**	1		
Exterior Lighting								
HID	15%			2028	\$264,800	10	\$200	
Incandescent	15%			2028	\$224,700	2	\$100	
No Component	70%							

Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Security System

No Component

70%

Generic

30%

2033

* *

1

\$50,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside**Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection

No Component

30%

Generic, Digital

70%

2033

* *

1-3

\$194,700

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

Heating

Energy Source

Utility Steam

100%

2038

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Steam From Con Edison*

Conversion Equipment

Pres. Reducing

100%

Valve/LP Steam

2031

* *

5

\$26,800

Distribution

Central Plant Steam

100%

Piping/Pmp

2038

* *

4

\$22,200

Terminal Devices

Air Handler

100%

2023

\$6,155,600

1

\$279,100

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Conversion Equipment

Centrifugal, Elec Chiller

90%

2031

* *

1

\$439,600

*Other Observation, Extent : Light, Area Affected : 90%**Location : Basement Mechanical Room**Explanation : R123 Refrigerant*

Split Unit

10%

2028

\$934,500

*R-22 Refrigerant, Extent : Light, Area Affected : 10%**Location : Rooftop*

Distribution

CW & CHW Wtr

100%

Pipe/Pump

2038

* *

4

\$22,200

Terminal Devices

Air Handler/Cool/Ht

80%

2023

\$3,927,700

1

\$223,300

Induction Unit

20%

2028

\$520,300

1

\$29,200

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	10%			2028	\$88,300	2	\$31,400	
Water Cooling Tower	90%			2026	\$1,495,100	2	\$408,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$251,700	
Exhaust Fans								
Interior	100%			2028	\$1,557,400	2	\$13,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Electric	1%			2026	\$3,900	4		
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Subbasement</i>								
<i>Explanation : 40 Gallons For Staff Wash Room</i>								
No Component	99%							
HW Heat Exchanger								
Steam Fired	100%			2038	**	4	\$44,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$66,700	4	\$14,300	
Sewage Ejector(s)								
Compressed Air	100%			2038	**	4	\$4,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (6) 1st To 12th Floor, (4) Basement To 12th Floor, (1) Freight - Basement To 12th Floor</i>								
<i>Explanation : 11 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2038	**	1-5	\$236,000	
Sprinkler								
Generic	100%			2028	\$4,286,600	1-2	\$126,400	
Fire Pump								
Generic	100%			2031	**	1	\$84,300	

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 22-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,15,17,18
Block : 167 **Lot** : 1 **BIN** : 1079000

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$4,104,000	\$3,044,800
Interior Architecture	\$3,184,500	\$7,517,100
Electrical	\$214,300	\$2,788,100
Mechanical	\$13,382,400	\$6,550,900
Total	\$20,885,200	\$19,900,900
Importance Code A	\$5,310,100	\$3,044,800
Importance Code B	\$14,223,300	\$16,031,800
Importance Code C	\$1,351,800	\$824,300
Total	\$20,885,200	\$19,900,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$34,300			
Interior Architecture	\$172,500			\$194,100
Electrical	\$148,700	\$93,700	\$119,200	\$94,600
Mechanical	\$123,000	\$262,200	\$383,800	\$246,600
Site Pavements	\$7,400			
Elevators/Escalators	\$390,800	\$390,800	\$390,800	\$390,800
Total	\$876,700	\$746,700	\$893,800	\$926,100
Importance Code A	\$34,300	\$95,100	\$95,100	\$95,100
Importance Code B	\$837,400	\$651,600	\$798,700	\$831,000
Importance Code C	\$5,000			
Total	\$876,700	\$746,700	\$893,800	\$926,100



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Limestone	70%	Now	\$3,595,300	LIFE	**	5	\$476,600	
			<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%	Now	\$34,300	2039	**	5	\$255,300	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Central Cooling Tower Roof Areaway Walls</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Central Cooling Tower Roof Areaway Walls</i>					
			<i>Explanation : This Actually Lead Coated Copper Cladding</i>					
Granite Panels	15%			LIFE	**	5	\$204,300	
Windows								
Aluminum	97%			2045	**	5	\$203,700	
Metal Louvers	3%			2038	**	10	\$39,400	
Parapets								
Masonry: Brick	85%			LIFE	**	5-10	\$268,200	
Masonry: Limestone	15%			LIFE	**	5-10	\$84,400	
Roof								
Modified Bitumen	100%			2029		10	\$134,900	
			<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Various Rooftop Locations</i>					
Interior								
Floors								
Carpet	14%			2025		3	\$402,600	
Cast in Place Concrete	10%			LIFE	**	5	\$629,000	
			<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Boiler Room</i>					
Ceramic Tile	3%			2038	**	5	\$43,100	
Marble Panels	5%			LIFE	**	5	\$107,800	
Quarry Tile	3%			2034	**	5	\$64,700	
Terrazzo	25%			LIFE	**	5	\$561,600	
Vinyl Tile	40%			2029		3	\$287,600	

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$182,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
Gypsum Board	5%			LIFE	**	5-10	\$124,000	
Masonry: Brick	15%			LIFE	**	10	\$65,700	
Marble Panels	15%			LIFE	**	10	\$87,500	
Plaster	23%	Now	\$139,400	LIFE	**	5	\$100,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs E, F At Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs E, F At Penthouse</i>								
Plaster	22%			LIFE	**	5-10	\$272,800	
SGFT/Glazed Masonry	5%			LIFE	**	10	\$36,500	
Wood	10%			LIFE	**	5	\$1,167,200	
Ceilings								
AcousTile,Adhered	25%			2034	**	5	\$359,400	
AcousTileSusp.Lay-In	5%			2042	**	5	\$71,900	
Exposed Concrete	5%			LIFE	**	5-10	\$89,900	
Plaster	2%	Now	\$78,200	LIFE	**	5	\$18,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stairs E, F At Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs E, F At Penthouse</i>								
Plaster	55%			LIFE	**	5-10	\$1,359,100	
Plaster	8%			LIFE	**	5-10	\$197,700	
Site Enclosure								
Free Standing Walls								
Under Construction	100%							
Retaining Walls								
Under Construction	100%							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	83%			2042	**			
Cast in Place Concrete	2%	Now	\$2,400	2042	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Corner Of Hogan Place And Baxter Street By Hydrant</i>								
Under Construction	15%							
On-Site Walkways								
Masonry: Granite	25%	Now	\$5,000	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Stairs At Entry</i>								
Masonry: Granite	75%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : ADA Ramps</i>								
<i>Explanation : Under Construction</i>								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- Main Service Switches Rated At 4000 Amperes Each</i>								
Switchgear / Switchboard								
Fused Disc Sw	20%			2049	**	5	\$800	
Molded Case Bkrs	80%			2049	**	5	\$20,200	
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Fused Disc Sw	15%			2037	**	5	\$3,300	
Molded Case Bkrs	85%			2037	**	5	\$21,500	
Wiring								
Braided Cloth	10%	2-4	\$169,700	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	90%			2039	**	1		
Motor Controllers								
Locally Mounted	90%			2034	**	5	\$5,800	
Motor Control Center	10%			2034	**	5	\$2,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$28,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	1	\$295,500	
Generators								
Diesel	100%			2032	**	1	\$372,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Emergency Generator Rated At 1250 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$35,600	
Fuel Storage								
Day Tank	50%			2037	**	5	\$89,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Main Tank	50%			2032	**	5	\$14,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 75,000 Gallon Capacity</i>								
Lighting								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	97%			2034	**	10	\$854,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	1%			2029	\$24,400	10	\$300	
Incandescent	1%			2029	\$163,500	2	\$200	
LED	1%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : LED Lighting Observed</i>								
Egress Lighting								
Emergency, Service	45%			2029	\$220,200	1		
Emergency, Battery	5%			2029	\$67,100	10	\$11,600	
Exit, LED	50%			2044	**	1		
Exterior Lighting								
HID	10%			2029	\$375,700	10	\$300	
Incandescent	5%			2024	\$159,400	2	\$100	
No Component	85%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$902,900	1	\$107,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	25%			2034	**	1-3	\$148,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Horns, Manual Pull Stations, Smoke Detectors, Alarm Bells</i>								
Generic, Digital	5%	0-2	\$25,800	2034	**	1-3	\$26,900	
<i>Malfunctioning, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : False Alarms And Trouble Alarms</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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%			2039	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%	Now	\$1,206,000	2034	**	1	\$856,200	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 50%</i> <i>Location : No. 1 And No. 2 Burners</i> <i>Not in Service, Extent : Severe, Area Affected : 25%</i> <i>Location : 1 Of 4 Boilers In Sub-basement</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Sub-basement</i> <i>Explanation : 4 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$1,577,000	2039	**	4	\$47,300	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i> <i>Location : Condensate Drain Pipe, Sub-basement</i> <i>Damaged, Extent : Severe, Area Affected : 10%</i> <i>Location : Condensate Surge Tank Needs Replacement</i> <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 15%</i> <i>Location : Various Locations</i>								
Terminal Devices								
Air Handler	5%	Now	\$655,100	2039	**	1	\$26,700	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i> <i>Location : 18th Floor Fan Room</i> <i>On Extended Life, Extent : Light, Area Affected : 100%</i> <i>Location : 18th Floor Fan Room</i>								
Air Handler	20%	0-2	\$2,620,400	2039	**	1	\$106,900	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i> <i>Location : Fan Rooms</i>								
Convactor/Radiator	75%			2027	\$3,741,200	1	\$232,700	
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	35%			2038	**	1	\$363,800	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 35%</i> <i>Location : Basement</i>								
Exterior Pkg Unit - Cooling	5%			2024	\$377,300	2	\$2,900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i> <i>Location : 18th Floor Roof</i>								
Window/Wall Unit	50%			2024	\$970,800	1		
No Component	10%							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	35%	Now	\$17,900	2039	**	4	\$16,600	
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Zone Valves, Various Locations</i>								
No Component	65%							
Terminal Devices								
Air Handler/Cool/Ht	35%	0-2	\$3,291,800	2039	**	1	\$187,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
No Component	65%							
Heat Rejection								
Water Cooling Tower	35%	Now	\$111,400	2030	**	2	\$270,700	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Insufficient Air Flow Causing Water Damage At Upper Roof</i>								
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Penthouse</i>								
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$171,700	LIFE	**	2-5	\$535,700	
<i>Damaged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Air Intake, 18th Floor Roof</i>								
Exhaust Fans								
Interior	90%	0-2	\$2,983,500	2039	**	2	\$21,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Interior	10%	Now	\$331,500	2039	**	2	\$2,400	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 18th Floor Fan Room</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	14%	Now	\$48,600	2029	\$972,400	1		
<i>Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1 Of 2 Pumps Not Functioning</i>								
Brass/Copper	86%			2049	**	1		
HW Heat Exchanger								
Steam Fired	100%	Now	\$148,400	2039	**	4	\$95,000	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$136,400	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sub-basement And Basement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Non-Submersible	88%	0-2	\$50,000	2039	**	4	\$17,900	
	<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Non-Submersible	12%			2039	**	4	\$2,400	
Sewage Ejector(s) Electric	94%	0-2	\$50,500	2039	**	4	\$35,900	
	<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Sub-basement</i>							
	<i>Explanation : 3 Duplex Units</i>							
Electric	6%			2039	**	4	\$2,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 19 Units From 1st To 17th Floor, 1 Unit From Basement To 17th Floor, 2 Units From Basement To 16th Floor</i>							
	<i>Explanation : 22 Units</i>							
Fire Suppression								
Standpipe								
Generic	100%			2039	**	1-5	\$484,300	
Sprinkler								
No Component Generic	50%			2039	**	1-2	\$134,500	
Fire Pump								
Generic	100%			2038	**	1	\$179,400	

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 21-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,6,12
Block : 171 **Lot** : 31 **BIN** : 1001842

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$301,800	\$1,455,900
Interior Architecture	\$2,031,500	\$1,082,200
Electrical	\$54,700	\$11,184,800
Mechanical	\$588,400	\$15,860,700
Total	\$2,976,400	\$29,583,600
Importance Code A	\$301,800	\$1,541,400
Importance Code B	\$2,020,000	\$27,869,500
Importance Code C	\$654,600	\$172,700
Total	\$2,976,400	\$29,583,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$19,400		\$37,200	
Interior Architecture	\$61,800			\$57,700
Electrical	\$57,000	\$49,400	\$58,100	\$71,500
Mechanical	\$124,400	\$259,300	\$195,100	\$244,300
Site Pavements	\$3,500			
Elevators/Escalators	\$118,400	\$118,400	\$118,400	\$118,400
Total	\$384,500	\$427,100	\$408,800	\$491,900
Importance Code A	\$19,400		\$51,800	
Importance Code B	\$328,800	\$427,100	\$357,000	\$480,500
Importance Code C	\$36,400			\$11,400
Total	\$384,500	\$427,100	\$408,800	\$491,900



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
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	8%	Now	\$99,500	LIFE	**	5	\$170,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Foundation At B Level, Garage, Judges Exit</i>								
Cast in Place Concrete	2%			LIFE	**	5	\$85,200	
Metal Panel	27%			2049	**	5-10	\$790,600	
Metal Coiling Doors	3%			2042	**	5	\$39,900	
Granite Panels	50%			LIFE	**	5	\$319,500	
Window Wall	10%			2049	**	5	\$159,700	
Windows								
Aluminum	95%			2045	**	5	\$38,800	
Metal Louvers	5%			2038	**	10	\$12,800	
Parapets								
Metal Panel	85%			2049	**	5	\$34,400	
Metal Rail	15%			2042	**	5-10	\$28,400	
Roof								
IRMA/Protected Membrane	35%			2034	**	10	\$46,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outdoor Balcony Areas</i>								
<i>Explanation : Cast Stone Paver Ballasted</i>								
Modified Bitumen	65%			2034	**	10	\$86,400	
Soffits								
Metal Panel	100%			2049	**	5-10		
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$70,000	LIFE	**	5	\$71,100	
<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 Pitched In The Wrong Direction.</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$284,300	
Ceramic Tile	13%			2038	**	5	\$84,500	
Panel/Paver: Cer/Brk	10%			2045	**	5	\$146,200	
Terrazzo	5%			LIFE	**	5	\$50,800	
Vinyl Tile	57%	4+	\$65,200	2034	**	3	\$138,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Offices And Waiting Areas 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
MANHATTAN FAMILY COURT
Asset # : 2048

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$297,800	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : West Wall In Basements</i>								
Ceramic Tile	5%			2038	**	5	\$22,700	
Concrete Masonry Unit	15%	Now	\$78,400	LIFE	**	5	\$27,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Basement Locations, 11th Floor Mechanical. Penthouse</i>								
<i>Loose Units, Extent : Moderate, 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	
Marble Panels	5%			LIFE	**	10	\$9,100	
Travertine Panels	15%			LIFE	**	10	\$27,300	
Plaster	15%			LIFE	**	5-10	\$58,000	
Wood	5%			LIFE	**	5	\$181,800	
Ceilings								
AcousTileConcealSpLn	25%	4+	\$272,200	2042	**	5	\$101,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</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	
Exposed Concrete	15%			LIFE	**	5-10	\$121,900	
Exposed Struc: Steel	5%			LIFE	**	10	\$65,000	
Gypsum Board	5%			LIFE	**	5-10	\$111,700	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Entrance Lobby Area</i>								
<i>Explanation : Staining From Water Leak</i>								
Plaster	10%			LIFE	**	5-10	\$111,700	
Wood	5%			LIFE	**	5	\$568,700	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$3,500	2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Southeast Corner On Lafayette Street</i>								
On-Site Walkways								
Cast in Place Concrete	20%			2042	**			
Masonry: Granite	80%			LIFE	**			
Parking/Driveway								
Cast in Place Concrete	100%			2034	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
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	30%			2049	**	5	\$600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 3000 Amperes</i>								
	Fused Disc Sw	70%			2029	\$85,400	5	\$1,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Switches Rated At 3000 Amperes Each</i>								
Transformers								
	Dry Type	100%			2034	**	5	\$1,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 30 Kilo-volt-ampere, 480/208/120 Volts</i>								
Switchgear / Switchboard								
	Fused Disc Sw	30%			2049	**	5	\$600
	Molded Case Bkrs	70%			2029	\$354,300	5	\$9,000
Raceway								
	Conduit	100%			2039	**	1	
Panelboards								
	Fused Disc Sw	15%			2028	\$83,600	5	\$1,700
	Molded Case Bkrs	55%			2037	**	5	\$7,100
	Molded Case Bkrs	30%			2045	**	5	\$3,900
Wiring								
	Thermoplastic	100%			2039	**	1	
Motor Controllers								
	Locally Mounted	20%			2042	**	5	\$700
	Motor Control Center	80%			2034	**	5	\$10,700
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$14,400
Stand-by Power								
Transfer Switches								
	Automatic	50%			2042	**	1	\$75,500
	Automatic	50%			2034	**	1	\$75,500
Generators								
	Diesel	100%			2025	\$1,266,700	1	\$190,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 250 Kilowatt</i>								
Batteries								
	Nickel Cadmium	100%			2021	\$1,600	5	\$109,400

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2028	\$18,500	5	\$45,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Main Tank	50%			2032	**	5	\$7,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 400 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	2%			2029	\$167,200	10	\$9,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	94%			2029	\$7,857,500	10	\$423,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2034	**	10	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : In Chiller Room</i>								
<i>Explanation : HID Lighting Observed</i>								
LED	2%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : LED Lighting Observed</i>								
Egress Lighting								
Emergency, Service	15%			2024	\$37,500	1		
Emergency, Service	30%			2034	**	1		
Emergency, Battery	5%			2029	\$34,300	10	\$5,900	
Exit, LED	50%			2057	**	1		
Exterior Lighting								
HID	20%			2029	\$384,100	10	\$300	
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$461,500	1	\$55,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$90,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns</i>								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2039	**	1		
		<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%			2032	**	5	\$29,200	
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Sub-basement</i>						
		<i>Explanation : Two Heat Exchangers</i>						
Distribution								
Hot Wtr Piping/Pump	40%	Now	\$59,400	2037	**	4	\$9,700	
		<i>Corroded, Extent : Severe, Area Affected : 15%</i>						
		<i>Location : Basement</i>						
Steam Piping/Pump	60%	Now	\$25,300	2039	**			
		<i>Damaged, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Basement Valves</i>						
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement Condensate Return Pumping</i>						
Terminal Devices								
Air Handler	75%	Now	\$100,500	2024	\$5,022,700	1	\$204,900	
		<i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Mechanical Rooms</i>						
		<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Mechanical Room Controls</i>						
Convactor/Radiator	25%			2027	\$637,400	1	\$39,600	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	93%	Now	\$100,300	2032	**	1	\$444,700	
		<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Chiller Controls</i>						
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 95%</i>						
		<i>Location : Sub-basement</i>						
		<i>Explanation : Three Units</i>						
Split Unit	7%			2029	\$711,600			
Distribution								
CW & CHW Wtr Pipe/Pump	95%	Now	\$110,400	2039	**	4	\$23,000	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Chiller Room Pumps</i>						
		<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Mechanical Room Valves</i>						
No Component	5%							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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	95%			2029	\$5,074,300	1	\$288,400
	Fan Coil - 2 Pipe	5%			2029	\$453,100	1	\$7,900
Heat Rejection								
	Water Cooling Tower	100%			2027	\$1,807,400	2	\$494,100
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$433,500
Exhaust Fans								
	Interior	100%			2029	\$1,694,400	2	\$15,000
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2049	**	1	
HW Heat Exchanger								
	Steam Fired	80%	0-2	\$60,700	2039	**	4	\$38,800
		<i>Corroded, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Coil Connections</i>						
	No Component	20%						
Sanitary Piping								
	Cast Iron	51%	Now	\$35,600	LIFE	**	1	
		<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Kitchen Sink Drain Leaks</i>						
	Cast Iron	49%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2029	\$72,600	4	\$15,600
Sewage Ejector(s)								
	Electric	100%			2029	\$137,200	4	\$29,300
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	90%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Seven Units - Basement To 11th Floor, One Unit - 1st To 11th Floor, One Unit - 1st To 7th Floor</i>						
		<i>Explanation : 9 Units</i>						
	Hydraulic	10%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : 1st To 2nd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
	Generic	100%			2049	**	1-5	\$247,600
Sprinkler								
	Generic	100%			2049	**	1-2	\$137,500

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Fire Pump							
	Generic	100%		2032	**	1	\$91,700	

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 08-Jul-2015 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,5,6,7
Block : 160 **Lot** : 21 **BIN** : 1085748

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$5,974,300	\$2,122,200
Interior Architecture	\$1,000,300	\$4,246,800
Electrical	\$667,000	\$1,361,800
Mechanical	\$17,637,100	\$6,168,600
Total	\$25,278,700	\$13,899,400
Importance Code A	\$5,974,300	\$2,524,700
Importance Code B	\$18,906,200	\$10,836,500
Importance Code C	\$398,300	\$538,200
Total	\$25,278,700	\$13,899,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$6,600	\$700		
Interior Architecture	\$1,974,600			\$102,200
Electrical	\$51,800	\$53,400	\$53,400	\$48,000
Mechanical	\$269,000	\$131,800	\$237,800	\$125,000
Elevators/Escalators	\$82,900	\$82,900	\$82,900	\$82,900
Total	\$2,384,900	\$268,800	\$374,100	\$358,200
Importance Code A	\$6,600	\$2,000		
Importance Code B	\$2,378,300	\$266,900	\$374,100	\$358,200
Total	\$2,384,900	\$268,800	\$374,100	\$358,200



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
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	
Masonry: Brick	30%	Now	\$416,000	LIFE	**	5	\$244,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Courtyard</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Foundation Wall</i>								
Masonry: Granite	65%	4+	\$1,441,400	LIFE	**	5	\$397,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper Floors, Pediment</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Pediment, Cornice, Throughout</i>								
Metal Panel	3%			2036	**	5-10	\$168,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Intermittent Panels Between Windows - Street Facades</i>								
<i>Explanation : Lead Panels</i>								
Windows								
Bronze/Brass	25%	4+	\$451,800	2034	**	5	\$143,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Entrance</i>								
Metal Louvers	5%			2035	**	10	\$57,400	
Steel	70%	4+	\$378,500	2034	**	5	\$803,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th Floor Corridor</i>								
Parapets								
Masonry: Brick	35%	Now	\$43,100	LIFE	**	5	\$6,600	
<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	53%	Now	\$194,400	LIFE	**	5	\$12,600	
<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%			2046	**	5	\$1,500	
Metal Rail	5%			2039	**	5-10	\$17,100	
Marble Panels	5%			LIFE	**	5	\$1,000	

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Cast in Place Concrete	5%	Now	\$6,600	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Areaways</i>								
Copper/Terne	30%	Now	\$49,200	2041	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rotunda</i>								
Copper/Terne	5%			2054	**	10	\$21,300	
Modified Bitumen	45%	Now	\$1,174,700	2036	**			1
<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 : Severe, Area Affected : 25%</i>								
<i>Location : 6th Floor- Rooms 615, 624, 626, 629, 5th Floor Library</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 6th Floor Roof</i>								
<i>Explanation : Water Penetration At Bracing Anchors For Parapet Walls</i>								
Skylight, Metal/Glass	5%	Now	\$653,700	2036	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 6th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	10%	Now	\$1,125,800	LIFE	**	5	\$227,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Steel Supports For Glazing</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Area Above Portico</i>								
Interior								
Floors								
Carpet	15%			2020	\$1,859,500	3	\$258,300	
Cast in Place Concrete	10%			LIFE	**	5	\$188,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement</i>								
Ceramic Tile	3%			2035	**	5	\$25,800	
Cork Tile	10%			2036	**	5	\$75,300	
Marble Panels	13%			LIFE	**	5	\$83,900	
Terrazzo	14%	4+	\$126,400	LIFE	**	5	\$94,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Vinyl Tile	35%			2026	\$2,890,100	3	\$150,700	

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Cast in Place Concrete	5%			LIFE	**				
<i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i>									
<i>Location : Basement And Sub-basement</i>									
Masonry: Brick	5%			LIFE	**				
<i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i>									
<i>Location : Basement And Sub-basement</i>									
Marble Panels	10%			LIFE	**				
Plaster	65%	Now	\$398,300	LIFE	**	5	\$132,000		
<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	15%			LIFE	**	5	\$406,200		
Ceilings									
Exposed Concrete	10%			LIFE	**	5	\$13,500		
<i>Recent Repair Evident, Extent : Light, Area Affected : 30%</i>									
<i>Location : Basement And Sub-basement</i>									
Masonry: Infill Arch	3%			LIFE	**				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Main Entrance</i>									
<i>Explanation : Underside Of Portico</i>									
Masonry: Marble	10%			LIFE	**	1			
Plaster	15%	Now	\$42,800	LIFE	**	5	\$80,700		
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Rotunda Mural - At Colonialism</i>									
Plaster	62%	Now	\$395,100	LIFE	**	5	\$333,600		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Corridors Throughout</i>									
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>									
<i>Location : Corridors, Waiting Areas, File Room, 6th Floor - Rooms 615, 624, 626, 629, 5th Floor Library</i>									

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

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
MANHATTAN SUPREME COURT
Asset # : 2051

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2036	**	5	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Rated At 4000 Amperes</i>								
Fused Disc Sw	30%			2046	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Rated At 4000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2036	**	5	\$1,700	
Fused Disc Sw	30%			2046	**	5	\$700	
Raceway								
Conduit	30%			2046	**	1		
Conduit	70%			2036	**	1		
Panelboards								
Fused Disc Sw	5%			2042	**	5	\$700	
Molded Case Bkrs	30%			2042	**	5	\$4,500	
Molded Case Bkrs	40%			2034	**	5	\$6,100	
Molded Case Bkrs	25%			2025		5	\$3,800	
Wiring								
Braided Cloth	10%	2-4	\$101,700	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Some Areas</i>								
Thermoplastic	90%			2046	**	1		
Motor Controllers								
Locally Mounted	20%			2039	**	5	\$800	
Locally Mounted	50%			2031	**	5	\$1,900	
Locally Mounted	5%			2024		5	\$200	
Motor Control Center	25%			2031	**	5	\$3,900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$8,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$177,000	
Generators								
Diesel	100%			2035	**	1	\$222,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Onan Genset Rated At 600 Kw</i>								
Batteries								
Nickel Cadmium	100%			2020		5	\$128,200	

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Fuel Storage Main Tank	100%			2054	**	5	\$16,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 500 Gallons</i>								
<hr/>								
Lighting Interior Lighting Fluorescent	95%			2031	**	10	\$501,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 And Compact Lamps</i>								
Incandescent	5%			2026	\$533,300	2	\$600	
Egress Lighting Exit, LED	100%			2066	**	1		
Exterior Lighting HID	25%			2026	\$612,600	10	\$400	
No Component	75%							
<hr/>								
Alarm Fire/Smoke Detection No Component Generic, Digital	75%			2034	**	1-3	\$88,600	
<hr/>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating Energy Source Utility Steam	100%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Steam From Con Ed</i>								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2029	\$402,500	5	\$34,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Heating Exchangers For Hot Water Heating Devices</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$1,028,600	2036	**	4	\$28,400	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Piping And Vacuum Condensate Pumps, Basement</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Connection Seal, Sub-basement Steam Room</i>								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Terminal Devices								
	Air Handler	60%			2021	\$5,127,500	1	\$213,400
	Convactor/Radiator	30%			2024	\$976,100	1	\$55,700
	No Component	10%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Mechanical Rooms - Penthouse</i>								
<i>Explanation : Covered Under AC Section</i>								
Air Conditioning								
Energy Source								
	Electricity	100%			2034	**	1	
Conversion Equipment								
	Centrifugal, Elec Chiller	70%			2022	\$4,814,500	1	\$435,800
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Basement</i>								
<i>Explanation : Refrigerant R-11</i>								
	Exterior Pkg Unit - Cooling	5%			2026	\$246,100	2	\$1,800
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
	Window/Wall Unit	10%			2021	\$126,600	1	
	No Component	15%						
Distribution								
	CW & CHW Wtr Pipe/Pump	70%			2036	**	4	\$29,800
	No Component	30%						
Terminal Devices								
	Air Handler/Cool/Ht	70%			2021	\$4,055,500	1	\$249,000
	No Component	30%						
Heat Rejection								
	Water Cooling Tower	70%			2024	\$1,372,300	2	\$405,200
	No Component	30%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$320,800
Exhaust Fans								
	Interior	85%			2021	\$1,837,900	2	\$15,000
	Roof	15%			2021	\$151,400	2	\$2,600
Plumbing								
H/C Water Piping								
	Brass/Copper	90%			2036	**	1	
	Galvanized Steel	10%	Now	\$26,700	2024	\$266,700	1	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement And Sub-basement</i>								
HW Heat Exchanger								
	Steam Fired	100%			2036	**	4	\$85,300

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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	\$89,000	LIFE	**	1	
			<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Basement</i>					
	Storm Drain Piping							
	Cast Iron	100%	Now	\$63,300	LIFE	**	1	
			<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)							
	Non-Submersible	100%			2021	\$92,700	4	\$18,200
	Sewage Ejector(s)							
	Electric	100%			2021	\$175,000	4	\$34,300
	Backflow Preventer							
	Generic	100%			2026	\$154,400	1	\$35,200
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : (10) Basement To 4th Floor, (1) Basement To 7th Floor, (1) Mezzanine To 6th Floor</i>					
			<i>Explanation : 12 Units</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2026	\$2,532,800	1-5	\$300,800
	Sprinkler							
	No Component	90%						
	Generic	10%			2036	**	1-2	\$16,100

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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 : REAL PROPERTY
Date of Survey : 24-Jun-2016 Landmark Status : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,s,p
Block : 2468 Lot : 1 BIN : 2002869

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$11,128,500	\$2,896,500
Interior Architecture	\$2,637,200	\$4,962,400
Electrical	\$865,400	\$2,594,800
Mechanical	\$2,845,600	\$9,882,700
Total	\$17,476,800	\$20,336,400
Importance Code A	\$11,204,500	\$2,896,500
Importance Code B	\$4,517,100	\$16,415,100
Importance Code C	\$1,755,100	\$1,024,800
Total	\$17,476,800	\$20,336,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture			\$52,000	\$22,800
Interior Architecture	\$26,000		\$26,000	\$72,700
Electrical	\$50,900	\$48,700	\$76,900	\$47,300
Mechanical	\$150,400	\$138,400	\$232,400	\$131,900
Elevators/Escalators	\$177,600	\$177,600	\$177,600	\$177,600
Total	\$404,900	\$364,700	\$564,900	\$452,200
Importance Code A		\$55,000	\$107,000	\$79,200
Importance Code B	\$404,900	\$309,700	\$457,900	\$373,000
Total	\$404,900	\$364,700	\$564,900	\$452,200



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

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

Asset # : 2057

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Copper/Terne	3%			2047	* *	10	\$51,300		
Masonry: Brick	30%	Now	\$1,489,100	LIFE	* *	5	\$218,800		
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Masonry: Granite	10%	Now	\$2,918,600	LIFE	* *	5	\$54,700		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Masonry: Limestone	55%	Now	\$4,943,100	LIFE	* *	5	\$300,800		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Metal Coiling Doors	2%			2032	* *	5	\$45,600		
Windows									
Aluminum	45%			2043	* *	5	\$45,500		
Bronze/Brass	50%			2043	* *	5	\$316,200		
Steel	5%	Now	\$298,100	2052	* *	5	\$31,600		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Chiller Room</i>									
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Chiller Room</i>									
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Chiller Room</i>									
Parapets									
Masonry: Brick	40%	Now	\$716,100	LIFE	* *	5	\$36,700		
<i>Parge/Tar Separating, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Interior Face</i>									
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Interior Face</i>									
Masonry: Granite	10%			LIFE	* *	5	\$11,500		
Masonry: Limestone	45%			LIFE	* *	5	\$51,900		
Metal Panel	5%			2047	* *	5	\$17,700		

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

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

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

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

Asset # : 2057

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Shingle	5%			2036	**	10	\$1,700	
IRMA/Protected Membrane	10%			2032	**	10	\$20,300	
		<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	65%	Now	\$202,400	2027	\$2,024,300			
		<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 : Throughout</i>						
Plaza Roof: Stone Panels	20%	Now	\$402,800	2037	**			
		<i>Water Penetration, Extent : Moderate, Area Affected : 30%</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								
Floors								
Carpet	5%			2026	\$597,900	3	\$83,100	
Cast in Place Concrete	5%			LIFE	**	5	\$90,800	
Marble Panels	15%			LIFE	**	5	\$93,400	
Terrazzo	25%			LIFE	**	5	\$162,200	
Vinyl Tile	40%	Now	\$159,300	2027	\$3,186,200	3	\$124,600	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Vinyl Tile	5%			2035	**	3	\$20,800	
Vinyl Tile 9" X 9"	5%	Now	\$516,000	2037	**	3	\$15,600	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Interior Walls								
Cast in Place Concrete	5%	Now	\$1,755,100	LIFE	**			
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
Gypsum Board	20%			LIFE	**	5	\$196,800	
Masonry: Brick	5%			LIFE	**			
Metal Panel	5%			LIFE	**			
Marble Panels	20%			LIFE	**			
Plaster	35%			LIFE	**	5	\$172,200	
Wood	10%			LIFE	**	5	\$655,900	

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

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

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

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

Asset # : 2057

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2032	**	5	\$51,900	
AcousTileSusp.Lay-In	35%			2032	**	5	\$290,700	
AcousTileSusp.Lay-In	5%			2044	**	5	\$41,500	
Exposed Concrete	5%			LIFE	**	5	\$6,500	
Plaster	5%	Now	\$61,500	LIFE	**	5	\$26,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	45%			LIFE	**	5	\$233,600	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2053	**	5	\$2,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 4000 Ampere Main Service And Nine 2000 Ampere Sub-service Disconnect Switches</i>								
Transformers								
Dry Type	60%			2044	**	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 200 Kva 480/277 Pri - 208/120 Sec</i>								
Dry Type	40%			2025	\$7,100	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room - Penthouse</i>								
<i>Explanation : Two 63 Kva 480/277v - 208/120v</i>								
Switchgear / Switchboard								
Air Circuit Breaker	10%			2027	\$55,100	5	\$300	
Air Circuit Breaker	70%			2053	**	5	\$2,000	
Fused Disc Sw	10%			2027	\$55,100	5	\$200	
Molded Case Bkrs	10%			2027	\$55,100	5	\$1,500	
Raceway								
Conduit	80%			2027	\$528,100	1		
Conduit	20%			2053	**	1		
Panelboards								
Fused Disc Sw	8%			2026	\$48,600	5	\$1,000	
Fused Disc Sw	2%			2049	**	5	\$300	
Molded Case Bkrs	60%			2026	\$364,200	5	\$8,800	
Molded Case Bkrs	30%			2049	**	5	\$4,400	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2057

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	40%	2-4	\$406,800	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2027	\$305,100	1		
Thermoplastic	30%			2053	**	1		
Motor Controllers								
Locally Mounted	65%			2025		5	\$2,400	
Locally Mounted	20%			2040	**	5	\$700	
Variable Frequency Drive	15%			2044	**			
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$4,100	
Generic	50%			LIFE	**	5	\$4,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$170,900	
Generators								
Diesel	100%			2040	**	1	\$215,200	
Batteries								
Lead/Acid	100%			2022	\$1,700	5	\$20,600	
Fuel Storage								
Day Tank	50%			2049	**	5	\$51,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Roof</i>								
<i>Explanation : One 275 Gallons</i>								
Main Tank	50%			2055	**	5	\$8,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 20000 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent	85%			2032	**	10	\$433,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2032	**	10	\$25,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Ground Floor, Hallways</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
LED	10%			2037	**			
Egress Lighting								
Emergency, Service	40%			2035	**	1		
Emergency, Battery	15%			2032	**	10	\$20,100	
Exit, LED	35%			2055	**	1		
Exit, Service	10%			2032	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2057

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

Lighting

Exterior Lighting

HID	50%			2027	\$1,183,400	10	\$900	
HID	50%			2035	**	10	\$900	

Alarm

Security System

No Component	90%							
Generic	10%			2032	**	1	\$20,800	

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

Location : Ground Floor And Outside

Explanation : CCTV Surveillance Camera System

Fire/Smoke Detection

No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$35,300	

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

Heating

Energy Source

Fuel Oil No 2	100%			2047	**	5	\$172,100	
---------------	------	--	--	------	----	---	-----------	--

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

Location : Basement

Explanation : 2 Oil Tank Each 20,000 Gallons

Conversion Equipment

Steam Boiler	100%	Now	\$76,000	2032	**	1	\$495,200	
--------------	------	-----	----------	------	----	---	-----------	--

Leak Evident, Extent : Severe, Area Affected : 30%

Location : #3 Boiler Tubes

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

Location : Basement Boiler Room

Explanation : 3 Units

Distribution

Central Plant Steam Piping/Pmp	100%			2037	**	4	\$41,100	
--------------------------------	------	--	--	------	----	---	----------	--

Terminal Devices

Convactor/Radiator	95%			2025	\$2,985,400	1	\$170,500	
Unit Heater - Steam	5%			2027	\$104,900	4	\$2,500	

Air Conditioning

Energy Source

Electricity	100%			2035	**	1		
-------------	------	--	--	------	----	---	--	--

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2057

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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	50%			2030	**	1	\$300,600
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>				
				<i>Location : Ground Floor AC Room</i>				
	Interior Pkg Unit - Cooling	5%			2021	\$1,097,400	2	\$1,700
	Window/Wall Unit	5%			2022	\$61,200	1	
	No Component	40%						
Distribution								
	CW & CHW Wtr Pipe/Pump	50%	Now	\$214,800	2057	**	4	\$13,700
				<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%						
Terminal Devices								
	Fan Coil - 2 Pipe	50%	Now	\$67,000	2027	\$3,350,400	1	\$80,700
				<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%						
Heat Rejection								
	Water Cooling Tower	50%	Now	\$66,800	2021	\$668,300	2	\$223,700
				<i>Damaged, Extent : Severe, Area Affected : 25%</i>				
				<i>Location : Inside The Unit On Roof</i>				
	No Component	50%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	Now	\$108,200	LIFE	**	2-5	\$309,800
				<i>Leak Evident, Extent : Light, Area Affected : 15%</i>				
				<i>Location : Dampers, Throughout</i>				
Exhaust Fans								
	Interior	60%			2027	\$1,253,000	2	\$10,200
	Roof	25%			2035	**	2	\$4,300
				<i>Recent Installation, Extent : Light, Area Affected : 25%</i>				
				<i>Location : 4 Units On Roof</i>				
	No Component	15%						
Plumbing								
H/C Water Piping								
	Brass/Copper	30%			2037	**	1	
	Galvanized Steel	70%	Now	\$36,100	2025	\$1,803,000	1	
				<i>Corroded, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Water Main Valve, Basement</i>				
Water Heater								
	Gas Fired	100%			2022	\$358,000	2	\$8,100

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%	Now	\$24,500	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Ceiling Of Refrigeration Room, Ground Floor</i>								
Sump Pump(s) Non-Submersible	100%			2027	\$89,500	4	\$11,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (8) Basement To 9th Floor, (11) 1st To 8th Floor, (1) 1st Floor, 4M, 6M</i>								
<i>Explanation : 20 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2037	**	1-5	\$280,100	

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 30-Jun-2016 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,4,6
Block : 1044 **Lot** : 22 **BIN** : 1025397

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$116,500	\$227,100
Interior Architecture	\$151,200	\$139,200
Electrical	\$13,400	
Total	\$281,100	\$366,300
Importance Code A	\$116,500	\$227,100
Importance Code B	\$72,700	\$139,200
Importance Code C	\$91,900	
Total	\$281,100	\$366,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$15,400	\$5,400	\$30,600
Interior Architecture	\$40,700	\$1,800	\$4,400	\$130,800
Electrical	\$400	\$400	\$1,100	\$1,000
Mechanical	\$14,200	\$12,700	\$8,400	\$16,700
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$61,300	\$36,200	\$25,200	\$185,000
Importance Code A	\$1,800	\$17,200	\$7,200	\$32,400
Importance Code B	\$32,800	\$19,000	\$18,000	\$152,600
Importance Code C	\$26,700			
Total	\$61,300	\$36,200	\$25,200	\$185,000



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MIDTOWN COMMUNITY COURT
Asset # : 13880

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$81,900	
Masonry: Brick	50%			LIFE	**	5	\$34,900	
Masonry: Granite	10%			LIFE	**	5	\$5,200	
Metal Panel	5%			2053	**	5-10	\$24,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$11,400	
Stucco Cement	5%			2032	**	5	\$8,700	
Window Wall	10%			2053	**	5	\$26,200	
Windows								
Aluminum	45%			2049	**	5	\$4,400	
Bronze/Brass	30%	Now	\$116,500	2035	**	5	\$9,200	
<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 - Front Facade</i>								
<i>Explanation : Painted</i>								
Steel	25%			2026		5	\$145,300	\$30,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairs/ Lot Line Windows</i>								
<i>Explanation : Slated For Full Repair Or Replacement Within Course Of Construction</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,700	
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$5,100	
Copper/Terne	10%			2062	**	5	\$2,100	
Masonry: Brick	30%			LIFE	**	5	\$1,300	
Masonry: Brick	25%			LIFE	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : North And East Walls</i>								
<i>Explanation : Stucco Finish</i>								
Metal Rail	10%			2044	**	5-10	\$8,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,400	
Roof								
Cast in Place Concrete	10%			LIFE	**			
Copper/Terne	10%			2055	**	10	\$4,500	
Modified Bitumen	70%			2035	**	10	\$12,600	
Skylight, Metal/Glass	10%			2037	**	10	\$6,000	

Interior

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MIDTOWN COMMUNITY COURT
Asset # : 13880

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	15%			2023	\$125,400	3	\$17,400	
Cast in Place Concrete	5%			LIFE	**	5	\$6,300	
Ceramic Tile	5%			2030	**	5	\$2,900	
Marble Panels	5%	Now	\$59,300	LIFE	**	5	\$2,200	
<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%			2032	**	5	\$8,700	
Vinyl Tile	25%			2027	\$139,200	3	\$5,400	
Vinyl Tile	15%			2035	**	3	\$4,400	
Under Construction	20%							
Interior Walls								
Ceramic Tile	10%	0-2	\$91,900	2030	**	5	\$7,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Stair</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$3,000	
Gypsum Board	20%			LIFE	**	5	\$17,700	
Masonry: Brick	10%			LIFE	**			
Plaster	10%	Now	\$26,700	LIFE	**	5	\$4,400	
<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	25%			LIFE	**	5	\$11,100	
Under Construction	20%							
Ceilings								
AcousTileSusp.Lay-In	25%			2040	**	5	\$14,200	
AcousTileSusp.Lay-In	15%			2044	**	5	\$8,500	
Glass: Susp Panels	2%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Main Stair</i>								
<i>Explanation : Decorative Infill Panels At Skylight</i>								
Masonry:Vault Struct	10%			LIFE	**			
Plaster	28%			LIFE	**	5	\$10,000	
Under Construction	20%							

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

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
MIDTOWN COMMUNITY COURT
Asset # : 13880

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2053	**	5	\$900	
Raceway								
Conduit	100%			2053	**	1		
Panelboards								
Fused Disc Sw	2%			2049	**	5		
Molded Case Bkrs	98%			2049	**	5	\$900	
Wiring								
Thermoplastic	100%			2053	**	1		
Motor Controllers								
Locally Mounted	20%			2044	**	5		
Variable Frequency Drive	80%			2044	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	96%			2035	**	10	\$31,700	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	2%			2035	**	10	\$700	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
Fluorescent	2%			2022		10	\$700	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Theatre</i>						
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$4,300	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
Fluorescent	5%			2035	**	10	\$200	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Front</i>						
HID	10%			2035	**	10		
No Component	85%							

Alarm

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MIDTOWN COMMUNITY COURT
Asset # : 13880

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

Alarm

Security System

No Component

70%

Generic

30%

2035

* *

1

\$4,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Courtyard, 1st, 5th And 6th Floors**Explanation : CCTV Surveillance System*

Fire/Smoke Detection

Under Construction

100%

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

Heating

Energy Source

Natural Gas

100%

2037

* *

1

Conversion Equipment

Furnace

15%

2035

* *

1

\$2,700

*Recent Installation, Extent : Light, Area Affected : 15%**Location : Roof**Other Observation, Extent : Light, Area Affected : 15%**Location : Roof**Explanation : 2 Roof Top Package Units*

Hot Water Boiler

85%

2044

* *

1

\$15,100

*Recent Installation, Extent : Light, Area Affected : 85%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 85%**Location : Basement Boiler Room**Explanation : 2 New Units*

Distribution

Hot Wtr Piping/Pump

85%

2049

* *

4

\$2,300

No Component

15%

Terminal Devices

Convactor/Radiator

10%

2044

* *

1

\$1,200

*Recent Replace Evident, Extent : Light, Area Affected : 10%**Location : Various*

Fan Coil Unit/Heat

70%

2035

* *

1

\$8,100

*Recent Installation, Extent : Light, Area Affected : 70%**Location : Various*

Unit Heater - Steam

5%

2035

* *

4

\$200

*Other Observation, Extent : Light, Area Affected : 5%**Location : Basement**Explanation : New Installation*

No Component

15%

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MIDTOWN COMMUNITY COURT
Asset # : 13880

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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	70%			2035	**	1	\$11,700
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 New Unit. R-410a.</i>								
	Ext Pkg Unit - Heating/Cooling	20%			2035	**	2	\$400
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Roof Top Package Units. R-410a. There Are Many Window A/c Units Installed In The Building As Reserve.</i>								
	Split Unit	10%			2032	**		
<i>R-134a Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : 3 Units. Outside Wall</i>								
Distribution								
	CW & CHW Wtr Pipe/Pump	70%			2053	**	4	\$1,900
	No Component	30%						
Terminal Devices								
	Fan Coil - 2 Pipe	10%			2032	**	1	\$1,200
	Fan Coil - 4 Pipe	70%			2035	**	1	\$8,100
	No Component	20%						
Heat Rejection								
	Air Cooled Condenser Unit	70%			2035	**	2	\$17,600
	Evaporative Condenser	10%			2032	**	2	\$2,500
	No Component	20%						
Ventilation								
Distribution								
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$8,000
	No Component	60%						
Exhaust Fans								
	Interior	10%			2035	**	2	\$100
	Roof	30%			2035	**	2	\$300
	No Component	60%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	Now	\$5,700	2047	**	1	
<i>Not Insulated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Water Heater								
	Gas Fired	100%			2025	\$23,200	2	\$500
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MIDTOWN COMMUNITY COURT
Asset # : 13880

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sump Pump(s) Non-Submersible	100%	Now	\$600	2027	\$5,800	4	\$800
<i>Not in Service, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<hr/>								
	Fixtures Generic	100%						
<hr/>								
Vertical Transport								
	Elevators Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (1) Basement To 6th Floor, (1) Ground To 6th Floor</i>								
<i>Explanation : 2 Units. 1 Of Them Is Under Replacement.</i>								
<hr/>								
Fire Suppression								
	Standpipe Generic	100%			2053	**	1-5	\$18,800
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairways</i>								
<hr/>								
	Sprinkler Generic	100%			2053	**	1-2	\$10,100
<hr/>								
	Fire Pump Generic	100%			2036	**	1	\$6,700
<hr/>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 27-Jun-2016 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5,8,11,15,24,25,26,35
Block : 121 **Lot** : 1 **BIN** : 1001394

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$3,733,700	\$11,728,200
Interior Architecture	\$7,403,000	\$1,473,300
Electrical	\$1,898,400	\$2,774,400
Mechanical	\$5,864,500	\$29,510,300
Total	\$18,899,500	\$45,486,100
Importance Code A	\$3,733,700	\$11,728,200
Importance Code B	\$14,053,700	\$33,474,200
Importance Code C	\$1,112,100	\$283,800
Total	\$18,899,500	\$45,486,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture			\$29,800	
Interior Architecture	\$394,100		\$55,300	\$4,610,100
Electrical	\$159,000	\$151,500	\$140,200	\$151,000
Mechanical	\$141,700	\$297,700	\$200,300	\$246,900
Elevators/Escalators	\$1,101,500	\$1,101,500	\$1,101,500	\$1,101,500
Total	\$1,796,200	\$1,550,600	\$1,527,100	\$6,109,500
Importance Code A	\$27,600		\$31,800	
Importance Code B	\$1,754,100	\$1,550,600	\$1,495,300	\$6,109,500
Importance Code C	\$14,500			
Total	\$1,796,200	\$1,550,600	\$1,527,100	\$6,109,500



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MUNICIPAL BUILDING
Asset # : 2071

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Bronze/Brass	1%			LIFE	**			
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$145,900	
Ceramic Tile	1%			2037	**	10	\$8,800	
Masonry: Granite	96%	4+	\$2,440,500	LIFE	**	5	\$672,500	
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Floors 26 - 36</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade @ Window Lintels. Floors 2, 3, 6 And Breezeway</i>								
<i>Explanation : Staining/ Discoloring</i>								
<hr/>								
Windows								
Aluminum	95%	0-2	\$503,000	2026	\$10,060,600	5	\$106,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
Bronze/Brass	5%			2035	**	5	\$70,000	
<hr/>								
Parapets								
Masonry: Brick Cavity	35%			LIFE	**	5	\$14,600	
Masonry: Granite	40%			LIFE	**	5	\$20,900	
Masonry: Granite	25%	Now	\$201,500	LIFE	**	5	\$13,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping Stones</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Though Not As Decorative - Still Premium Material - Thick Slabs</i>								
<hr/>								
Roof								
Metal Panel	15%			2032	**	10	\$29,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 26th Floor</i>								
<i>Explanation : Painted Surface</i>								
Modified Bitumen	25%	Now	\$83,000	2022	\$415,200			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 24th Floor @ Perimeter Trench</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 24th Floor</i>								
Modified Bitumen	40%			2027	\$664,300	10	\$43,400	
Panel/Paver: Cer/Brk	20%	Now	\$55,400	2037	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Chiller Room In Sub-basement - From Con Edison Vault</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Efflorescence - East And West Plazas At Grade</i>								

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MUNICIPAL BUILDING
Asset # : 2071

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2028	\$1,061,300	3	\$110,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 8th And 18th Floors</i>								
Carpet	25%			2026	\$5,306,600	3	\$737,100	
Carpet	20%			2023	\$4,245,300	3	\$589,700	
Cast in Place Concrete	3%			LIFE	**	5	\$96,700	
Ceramic Tile	2%			2040	**	5	\$29,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : 8th And 18th Floors</i>								
Mosaic Tile	15%	0-2	\$2,238,400	2032	**	5	\$276,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Floors 25, 26, 35</i>								
Marble Panels	2%			LIFE	**	5	\$22,100	
Vinyl Tile	10%			2022	\$1,413,900	3	\$55,300	
Vinyl Tile	18%			2032	**	3	\$132,700	

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MUNICIPAL BUILDING
Asset # : 2071

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	3%	Now	\$413,300	LIFE			**	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pump Room</i>								
<i>Spalling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Water Main Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub-basement @ Generator Room</i>								
Ceramic Tile	3%			2040		**	5	\$29,000
<i>Recent Replace Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : 8th And 18th Floors</i>								
Concrete Masonry Unit	5%			LIFE		**	5	\$19,300
Glass: Single Pane	3%			LIFE		**	5	\$21,700
Gypsum Board	29%			LIFE		**	5	\$167,900
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 8th And 18th Floors</i>								
Masonry: Brick	5%			LIFE		**		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Electrical Room</i>								
Metal: Cage/Fence	2%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Elevator Lobbies</i>								
<i>Explanation : Decorative Metal Grilles</i>								
Marble Panels	10%			LIFE		**		
Plaster	40%	Now	\$698,800	LIFE		**	5	\$115,800
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 35th Floor Corridor</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stair To 26, 35th Floors</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stair To 26, 35th Floors</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 35th Floor</i>								

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MUNICIPAL BUILDING
Asset # : 2071

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	15%			2032	**	5	\$276,400	
AcousTileSusp.Lay-In	5%			2032	**	5	\$73,700	
AcousTileSusp.Lay-In	32%			2040	**	5	\$471,700	
AcousTileSusp.Lay-In	3%			2044	**	5	\$44,200	
Exposed Concrete	3%	Now	\$481,600	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub-basement Adjacent To Con Edison Vault</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Pump Room, Water Main Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
Gypsum Board	2%			LIFE	**	5	\$36,900	
Plaster	40%	Now	\$1,746,100	LIFE	**	5	\$368,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 35th Floor Corridor</i>								
<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>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : (3) 6000 Amperes Bolted Pressure Switch Main Disconnects; (4) 4000 Amperes Bolted Pressure Main Disconnects.</i>								
Transformers								
Dry Type	50%			2025	\$8,900	5	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : (3) 1000 Kva , 480/208/120 Volts</i>								
Dry Type	50%			2040	**	5	\$1,700	
<i>Other Observation, Extent : Light, 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%			2027	\$154,400	5	\$400	
Molded Case Bkrs	70%			2047	**	5	\$17,100	
Molded Case Bkrs	20%			2037	**	5	\$4,900	

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MUNICIPAL BUILDING
Asset # : 2071

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Raceway								
	Busway	5%			2032	**	1	
	Conduit	45%			2027	\$800,100	1	
	Conduit	50%			2047	**	1	
Panelboards								
	Fused Disc Sw	5%			2043	**	5	\$1,100
	Molded Case Bkrs	45%			2026	\$629,800	5	\$11,000
	Molded Case Bkrs	50%			2043	**	5	\$12,200
Wiring								
	Braided Cloth	20%	2-4	\$549,500	2052	**	1	
		<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
	Busway	5%			2032	**	1	
	Thermoplastic	25%			2037	**	1	
	Thermoplastic	50%			2047	**	1	
Motor Controllers								
	Locally Mounted	10%			2025	\$3,300	5	\$600
	Locally Mounted	50%			2040	**	5	\$3,100
	Motor Control Center	20%			2025	\$345,500	5	\$5,100
	Variable Frequency Drive	10%			2032	**		
	Variable Frequency Drive	5%	Now	\$1,700	2047	**		
		<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
	Variable Frequency Drive	5%			2025	\$1,700		
Ground								
Grounding Devices								
	Not Accessible	100%						
		<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
Generators								
	Diesel	100%			2036	**	1	\$359,800
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Emergency Generator Rated At 1352 Kilowatts</i>						
Batteries								
	Lead/Acid	100%			2021	\$1,700	5	\$34,400

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MUNICIPAL BUILDING
Asset # : 2071

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2043	**	5	\$86,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room / Basement</i>								
<i>Explanation : 550 Gallons Capacity</i>								
Main Tank	50%			2055	**	5	\$13,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 15,000 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	60%			2032	**	10	\$511,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2022	\$597,100	10	\$85,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2027	\$597,100	10	\$85,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors And Basement</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	14%			2035	**	10	\$119,300	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
HID	1%			2027		10	\$300	
LED	5%			2035	**			
Egress Lighting								
Emergency, Battery								
	50%			2032	**	10	\$112,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Some Lighting Fixtures Are Equipped With Battery Pack</i>								
Exit, LED	50%			2055	**	1		
Exterior Lighting								
LED	10%			2035	**			
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$104,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby And Corridors</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MUNICIPAL BUILDING
Asset # : 2071

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2035

* *

1-3

\$590,000

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

Location : Throughout The Building

Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns

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

Heating

Energy Source

Utility Steam

100%

2037

* *

1

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

Location : Basement Steam Room

Explanation : From Con Edison

Conversion Equipment

Pres. Reducing

Valve/LP Steam

100%

2030

* *

5

\$55,200

Distribution

Central Plant Steam

Piping/Pmp

100%

2037

* *

4

\$68,700

Terminal Devices

Convactor/Radiator

100%

2025

\$5,255,700

1

\$300,100

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Other Observation, Extent : Light, Area Affected : 10%

Location : Throughout

Explanation : Some Air Handling Equipment Have The Capability To Provide Heating, But They Are Not Utilized For This Purpose.

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MUNICIPAL BUILDING
Asset # : 2071

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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	20%			2030	**	1	\$201,100	
Interior Pkg Unit - Cooling	10%	2-4	\$3,670,700	2032	**	2	\$4,600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, Multiple Mechanical Defects</i>								
Interior Pkg Unit - Cooling	20%			2028	\$7,341,300	2	\$11,400	
Interior Pkg Unit - Cooling	15%			2025	\$5,506,000	2	\$8,500	
Reciprocating Compr/Chiller	25%			2027	\$2,083,200	1	\$107,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Absorption Chillers Serve Adjacent Building In Its Entirety. Centrifugal Chillers Serves This Asset</i>								
Window/Wall Unit	10%			2022	\$204,600	1		
Distribution								
CW & CHW Wtr Pipe/Pump	45%			2037	**	4	\$30,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Chilled And Condenser Water Pumps And Piping</i>								
No Component	55%							
Terminal Devices								
Fan Coil - 2 Pipe	35%			2027	\$6,537,200	1	\$105,000	
Fan Coil - 2 Pipe	10%	0-2	\$1,867,800	2037	**	1	\$27,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Mechanical Rooms</i>								
<i>Explanation : Multiple Mechanical Defects</i>								
No Component	55%							
Heat Rejection								
Water Cooling Tower	45%			2025	\$1,676,500	2	\$420,800	
No Component	55%							
Ventilation								
Distribution								
Ductwork/Diffusers	90%			LIFE	**	2-5	\$466,300	
No Component	10%							
Exhaust Fans								
Interior	10%			2027	\$349,300	2	\$2,800	
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout Mechanical Rooms</i>								
<i>Explanation : Component Accounted For Under The Cooling Section Of This Report</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
MUNICIPAL BUILDING
Asset # : 2071

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Steam Fired	100%			2037	**	4	\$137,800	
<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		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s) Non-Submersible	100%			2027	\$149,700	4	\$19,600	
Sewage Ejector(s) Electric	100%			2027	\$282,700	4	\$37,000	
Backflow Preventer Generic	100%			2035	**	1	\$56,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Did Not Observe This Component</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (16) 1st To 15th Floor, (8) 15th To 24th Floor, (4) 16th To 25th Floor, (2) Service Units - 1st To 25th Floor, (1) Tower - 24th To 36th Floor</i>								
<i>Explanation : Total 31 Units. 30 Main Elevators, 1 Tower Elevator</i>								
Fire Suppression								
Standpipe								
Generic	100%			2037	**	1-5	\$468,500	
Sprinkler								
Generic	50%			2037	**	1-2	\$130,100	
Generic	50%			2047	**	1-2	\$130,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Sprinklers Are Added To The Tenant Spaces As They Are Renovated</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 : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

Asset Name : NYC EMERGENCY MANAGEMENT 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** : REAL PROPERTY
Date of Survey : 23-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 85 **Lot** : 6 **BIN** : 3000172

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$232,400	\$103,900
Electrical	\$55,700	
Mechanical		\$162,400
Total	\$288,200	\$266,300
Importance Code A	\$232,400	\$103,900
Importance Code B	\$55,700	\$162,400
Total	\$288,200	\$266,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$34,900			\$15,100
Interior Architecture	\$29,400	\$12,700	\$15,200	\$19,200
Electrical	\$13,200	\$10,200	\$19,800	\$12,400
Mechanical	\$14,100	\$14,300	\$18,100	\$22,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$99,500	\$45,200	\$60,900	\$77,200
Importance Code A	\$38,200	\$3,300	\$3,500	\$18,400
Importance Code B	\$61,200	\$40,100	\$57,400	\$58,800
Importance Code C		\$1,700		
Total	\$99,500	\$45,200	\$60,900	\$77,200



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
NYC EMERGENCY MANAGEMENT HEADQUARTERS

Asset # : 14126

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal, Corrugated	10%			2053	**	1		
Metal/Glass Curt Wall	5%			LIFE	**	5	\$4,800	
Metal Panel	5%			2053	**	5-10	\$17,700	
Panel/Paver: Limestone	80%	0-2	\$232,400	LIFE	**	5	\$30,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Facade, East Facade</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : South / West Corner</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Drip Stains And Window Ledges - All Facades</i>								
Windows								
Aluminum	97%			2049	**	5	\$15,700	
Metal Louvers	3%			2040	**	10	\$3,000	
Parapets								
Metal/Glass Curt Wall	5%			2053	**	5	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Balconies - South Facade</i>								
<i>Explanation : Actually Single Pane Glass</i>								
Metal Panel	60%	0-2	\$22,000	2053	**	5	\$26,700	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Base Of Parapet - Perimeter Walls</i>								
Metal Rail	25%			2044	**	5-10	\$103,900	
Panel/Paver: Limestone	10%			LIFE	**	5	\$2,500	
Roof								
IRMA/Protected Membrane	100%	Now	\$9,800	2035	**			
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Downspouts And Within Paver Joints</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Under Cooling Fans</i>								
Interior								
Floors								
Carpet	30%			2026	\$400,800	3	\$60,600	
Cast in Place Concrete	10%			LIFE	**	5	\$22,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Epoxy Coating</i>								
Ceramic Tile	3%			2036	**	5	\$3,000	
Raised Access Floor	5%			2036	**	5	\$19,000	
Sheet Vinyl/Rubber	20%			2032	**	5	\$30,300	
Vinyl Tile	32%			2032	**	3	\$16,200	

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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
NYC EMERGENCY MANAGEMENT HEADQUARTERS

Asset # : 14126

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

Interior

Interior Walls

Ceramic Tile	5%			2036	**	5	\$3,400
Glass: Single Pane	10%			LIFE	**	5	\$5,100
Gypsum Board	75%			LIFE	**	5	\$30,700
Granite Panels	5%			LIFE	**		

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

Location : First Floor, Lobby

Explanation : This Component Is Actually Slate Panels

Wood	5%			LIFE	**	5	\$13,700
------	----	--	--	------	----	---	----------

Ceilings

AcousTileSusp.Lay-In	60%	Now	\$10,200	2040	**	5	\$30,300
----------------------	-----	-----	----------	------	----	---	----------

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

Location : Entrance To Command Center - 3rd Floor

Exposed Concrete	25%			LIFE	**	5	\$3,900
------------------	-----	--	--	------	----	---	---------

Gypsum Board	15%			LIFE	**	5	\$19,000
--------------	-----	--	--	------	----	---	----------

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2047	**	5	\$300
---------------	------	--	--	------	----	---	-------

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 4000 Amperes

Switchgear / Switchboard

Fused Disc Sw	90%			2047	**	5	\$300
---------------	-----	--	--	------	----	---	-------

Molded Case Bkrs	10%			2047	**	5	\$200
------------------	-----	--	--	------	----	---	-------

Raceway

Conduit	100%			2047	**	1	
---------	------	--	--	------	----	---	--

Panelboards

Molded Case Bkrs	100%			2043	**	5	\$1,800
------------------	------	--	--	------	----	---	---------

Wiring

Thermoplastic	100%			2047	**	1	
---------------	------	--	--	------	----	---	--

Motor Controllers

Locally Mounted	30%			2040	**	5	\$100
-----------------	-----	--	--	------	----	---	-------

Motor Control Center	70%			2040	**	5	\$1,300
----------------------	-----	--	--	------	----	---	---------

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,000
---------	------	--	--	------	----	---	---------

Stand-by Power

Transfer Switches

Automatic	100%			2040	**	1	\$20,800
-----------	------	--	--	------	----	---	----------

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
NYC EMERGENCY MANAGEMENT HEADQUARTERS

Asset # : 14126

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2036	**	1	\$26,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 1400 Kilowatts: Full Load Test Done On Monthly Basis And No Load Test Done On Weekly Basis</i>								
Batteries								
Nickel Cadmium	100%			2022	\$1,600	5	\$15,100	
Fuel Storage								
Main Tank	100%			2055	**	5	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 8000 Gallon Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	70%			2032	**	10	\$43,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2032	**	10	\$6,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	10%			2032	**	10	\$6,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors And Stair Case</i>								
Incandescent	10%			2032	**	2	\$200	
Egress Lighting								
Emergency, Service	50%			2032	**	1		
Exit, LED	50%			2055	**	1		
Exterior Lighting								
HID	20%			2032	**	10		
No Component	80%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2032	**	1	\$17,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Public Spaces And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2032	**	1-3	\$42,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
NYC EMERGENCY MANAGEMENT HEADQUARTERS

Asset # : 14126

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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%			2053	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement With Retaining Wall Around The Tank</i>						
		<i>Explanation : 1 8000 Gallon Oil Tank</i>						
Conversion Equipment								
Hot Water Boiler	100%			2044	**	1	\$33,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Dual Fuel Hot Water Boilers</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2049	**	4	\$5,000	
Terminal Devices								
Air Handler	70%			2032	**	1	\$29,200	
Convactor/Radiator	30%			2040	**	1	\$6,500	
Air Conditioning								
Energy Source								
Electricity	100%			2049	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2028	\$122,500	2	\$200	
Ext Pkg Unit - Heating/Cooling	95%			2032	**	2	\$3,900	
Distribution								
CW & CHW Wtr Pipe/Pump	5%			2053	**	4	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Condenser Water Pumps Associated With Dry Cooler</i>						
No Component	95%							
Heat Rejection								
Dry Cooler	5%			2032	**	2	\$2,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : The Component Observed Is A Dry Cooler</i>						
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,700	
Exhaust Fans								
Roof	100%			2032	**	2	\$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
NYC EMERGENCY MANAGEMENT HEADQUARTERS

Asset # : 14126

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater Gas Fired	100%			2025	\$40,000	2	\$1,000
<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	
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Backflow Preventer Generic	100%			2035	**	1	\$4,100
Fixtures								
	Generic	100%						
<i>Low Consumption Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
	Elevators Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
	Standpipe Generic	100%			2053	**	1-5	\$35,300
	Sprinkler Generic	100%			2053	**	1-2	\$18,900
	Fire Pump Generic	100%			2040	**	1	\$12,600

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 27-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,p
Block : 8 **Lot** : 70 **BIN** : 5000085

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$752,700	\$1,484,500
Interior Architecture	\$204,900	\$1,334,500
Electrical		\$110,100
Mechanical	\$243,400	\$589,300
Total	\$1,201,000	\$3,518,400
Importance Code A	\$752,700	\$1,484,500
Importance Code B	\$448,300	\$1,946,700
Importance Code C		\$87,200
Total	\$1,201,000	\$3,518,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture			\$10,700	\$9,000
Interior Architecture	\$39,800	\$22,900		\$935,700
Electrical	\$14,300	\$11,800	\$19,200	\$12,700
Mechanical	\$40,500	\$80,900	\$80,500	\$91,100
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
Total	\$121,200	\$142,300	\$137,100	\$1,075,100
Importance Code A	\$7,400	\$7,400	\$18,200	\$16,700
Importance Code B	\$113,700	\$127,600	\$118,900	\$1,058,300
Importance Code C		\$7,300		
Total	\$121,200	\$142,300	\$137,100	\$1,075,100



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
OFFICE BUILDING JUDICIAL CENTER
Asset # : 4381

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	20%	Now	\$434,800	LIFE	**	5	\$46,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal/Glass Curt Wall	75%			LIFE	**	5	\$326,100	
Marble Panels	5%	Now	\$317,900	LIFE	**	5	\$8,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2043	**	5	\$18,000	
Parapets								
Masonry: Brick	30%			LIFE	**	5	\$2,400	
Metal/Glass Curt Wall	30%			2047	**	5	\$9,200	
Metal Panel	40%			2047	**	5	\$12,300	
Roof								
Modified Bitumen	100%			2027	\$1,038,100	10	\$73,900	
Interior								
Floors								
Carpet	30%			2023	\$901,600	3	\$136,400	
Cast in Place Concrete	10%			LIFE	**	5	\$49,700	
Ceramic Tile	5%			2030	**	5	\$11,400	
Vinyl Tile	55%			2027	\$1,101,000	3	\$46,900	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	5%			2036	**	5	\$14,500	
Concrete Masonry Unit	15%			LIFE	**	5	\$17,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stairwells, Basement</i>								
Gypsum Board	50%			LIFE	**	5	\$87,200	
Plaster	20%			LIFE	**	5	\$17,400	
Ceilings								
AcousTileSusp.Lay-In	85%	2-4	\$80,900	2032	**	5	\$96,600	
<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	
Exposed Struc: Steel	5%	2-4	\$124,000	LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement, Throughout</i>								
Gypsum Board	5%			LIFE	**	5	\$14,200	

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
OFFICE BUILDING JUDICIAL CENTER
Asset # : 4381

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 3000 Amperes Main Disconnect Switch</i>						
Switchgear / Switchboard								
Fused Disc Sw	70%			2053	**	5	\$500	
Fused Disc Sw	30%			2037	**	5	\$200	
Raceway								
Conduit	80%			2053	**	1		
Conduit	20%			2037	**	1		
Panelboards								
Fused Disc Sw	8%			2049	**	5	\$300	
Fused Disc Sw	2%			2035	**	5	\$100	
Molded Case Bkrs	30%			2035	**	5	\$1,200	
Molded Case Bkrs	60%			2049	**	5	\$2,400	
Wiring								
Thermoplastic	70%			2053	**	1		
Thermoplastic	30%			2037	**	1		
Motor Controllers								
Locally Mounted	20%			2040	**	5	\$200	
Motor Control Center	70%			2040	**	5	\$2,900	
Variable Frequency Drive	10%			2044	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$46,200	
Generators								
Diesel	100%			2040	**	1	\$58,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : One 275 Kw</i>						
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$5,600	
Fuel Storage								
Main Tank	100%			2062	**	5	\$4,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 500 Gallon</i>						
Lighting								

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
OFFICE BUILDING JUDICIAL CENTER
Asset # : 4381

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	75%			2035	**	10	\$103,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2035	**	10	\$6,900	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Some Areas</i>								
LED	20%			2037	**			
Egress Lighting								
Emergency, Service	48%			2035	**	1		
Emergency, Battery	2%			2032	**	10	\$700	
Exit, LED	50%			2062	**	1		
Exterior Lighting								
HID	100%			2035	**	10	\$500	
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	**	1	\$5,600	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2035	**	1-3	\$9,500	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2032	**	1	\$74,200	
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$7,400	
Terminal Devices								
Air Handler	40%			2032	**	1	\$37,100	
Convactor/Radiator	20%			2040	**	1	\$9,700	
Fan Coil Unit/Heat	40%			2032	**	1	\$19,400	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Serves Perimeter Of Building</i>								
<i>Explanation : Dual Temperature Fan Coil Units</i>								
Air Conditioning								
Energy Source								
Electricity	10%			2043	**	1		
Natural Gas	90%			2047	**	1		

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
OFFICE BUILDING JUDICIAL CENTER
Asset # : 4381

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Absorption Chiller/Steam/HW	90%	0-2	\$154,600	2036	**	1	\$131,500	
<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%			2032	**	1	\$7,000	
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2047	**	4	\$7,400	
Terminal Devices								
Air Handler/Cool/Ht	100%			2032	**	1	\$92,800	
Heat Rejection								
Water Cooling Tower	100%			2025	\$552,100	2	\$151,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$83,600	
Exhaust Fans								
Interior	90%			2032	**	2	\$4,100	
Roof	10%			2032	**	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		
Water Heater								
Gas Fired	100%			2022	\$88,700	2	\$2,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2032	**	4	\$9,000	
Backflow Preventer								
Generic	100%			2032	**	1	\$9,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (1) Basement To 9th Floor, (2) 1st to 9th Floor</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2047	**	1-5	\$78,400	
Sprinkler								
Generic	100%			2047	**	1-2	\$42,000	

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
OFFICE BUILDING JUDICIAL CENTER
Asset # : 4381

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost
Type	Total	(Years)	FY	(Yrs)	Priority			
Fire Suppression	Fire Pump							
	Generic	100%			2036	**	1	\$28,000

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 21-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 2274 **Lot** : 2 **BIN** : 4052812

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$718,100	\$302,100
Interior Architecture	\$444,800	\$1,572,600
Electrical	\$360,900	\$1,624,700
Mechanical	\$292,800	\$2,417,600
Site Pavements	\$226,900	
Total	\$2,043,500	\$5,916,900
Importance Code A	\$870,400	\$302,100
Importance Code B	\$946,200	\$5,438,200
Importance Code C	\$226,900	\$176,600
Total	\$2,043,500	\$5,916,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$29,100	\$18,800		
Interior Architecture	\$13,500	\$17,900	\$33,600	\$4,500
Electrical	\$33,700	\$44,400	\$34,700	\$66,500
Mechanical	\$92,800	\$104,200	\$99,100	\$99,300
Site Enclosure	\$30,000			
Site Pavements	\$6,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$209,100	\$189,200	\$171,400	\$174,300
Importance Code A	\$55,000	\$44,700	\$25,800	\$26,000
Importance Code B	\$128,800	\$144,600	\$145,600	\$148,200
Importance Code C	\$25,400			
Total	\$209,100	\$189,200	\$171,400	\$174,300



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS BOROUGH HALL
Asset # : 2039

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Fiberglass Panel	1%			2041	**	5	\$8,200	
Masonry: Brick	86%			LIFE	**	5	\$187,700	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Cultural Center</i>								
Masonry: Limestone	10%	Now	\$123,500	LIFE	**	5	\$16,400	
<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>								
Granite Panels	3%			LIFE	**	5	\$4,900	
<i>Recent Construction, Extent : Light, Area Affected : 4%</i>								
<i>Location : Cultural Center</i>								
Windows								
Aluminum	100%			2044	**	5	\$71,600	
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : Stairwell Window</i>								
Parapets								
Masonry: Brick	83%	Now	\$266,600	LIFE	**	5	\$22,300	
<i>Painted Surfaces, Extent : Moderate, Area Affected : 50%</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	\$29,100	LIFE	**	5	\$3,400	
<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%			2041	**	5-10	\$24,300	
Granite Panels	2%			LIFE	**	5	\$600	

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS BOROUGH HALL
Asset # : 2039

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Metal Panel	15%			2045	**	10	\$42,800	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cultural Center</i>								
Modified Bitumen	75%	Now	\$328,100	2033	**			
<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>								
Single Ply Membrane	5%			2036	**	10	\$7,800	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cultural Center</i>								
Skylight, Metal/Glass	5%			2054	**	10	\$25,900	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cultural Center</i>								
Soffits								
Glass: Special Gauge	25%			LIFE	**	1		
Masonry: Limestone	75%			LIFE	**	5		
Interior								
Floors								
Carpet	10%			2024	\$473,600	3	\$53,700	
Cast in Place Concrete	10%			LIFE	**	5	\$78,400	
Ceramic Tile	10%			2037	**	5	\$35,800	
Marble Panels	10%			LIFE	**	5	\$26,900	
Terrazzo	15%			LIFE	**	5	\$42,000	
Vinyl Tile	35%			2028	\$1,104,100	3	\$47,000	
Vinyl Tile 9" X 9"	10%			2023	\$408,700	3	\$17,900	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$6,300	
Glass: Single Pane	5%			LIFE	**	5	\$11,700	
Gypsum Board	15%			LIFE	**	5	\$28,100	
Masonry: Brick	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$51,600	
Wood	10%			LIFE	**	5	\$125,000	
Ceilings								
AcousTileSusp.Lay-In	20%			2041	**	5	\$72,200	
AcousTileSusp.Lay-In	5%			2045	**	5	\$18,100	
Exposed Concrete	10%			LIFE	**	5	\$5,600	
Gypsum Board	5%			LIFE	**	5	\$22,600	
Plaster	60%			LIFE	**	5	\$135,400	
Site Enclosure								

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS BOROUGH HALL
Asset # : 2039

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	15%			2048		**		
Iron Picket	85%	0-2	\$19,400	2048		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								
Free Standing Walls								
Masonry: Brick	100%			2038		**		
<hr/>								
Retaining Walls								
Masonry: Brick	75%	0-2	\$9,800	2038		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	25%	2-4	\$800	2038		**		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<hr/>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2033		**		
Pavers/Stone	10%			2041		**		
<hr/>								
On-Site Walkways								
Asphalt	25%	0-2	\$6,000	2031		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	50%			2041		**		
Pavers/Stone	25%			2031		**		
<hr/>								
Parking/Driveway								
Asphalt	100%	0-2	\$226,900	2031		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS BOROUGH HALL
Asset # : 2039

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	70%	4+	\$152,300	2058	**	5	\$400
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Electrical Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Electrical Room</i>								
<i>Explanation : Signs Of Water Leaking Into Base Of Servie Equipment</i>								
	Fused Disc Sw	30%			2048	**	5	\$300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 4000 Amperes</i>								
Switchgear / Switchboard								
	Fused Disc Sw	60%			2048	**	5	\$700
	Molded Case Bkrs	40%			2048	**	5	\$2,700
Raceway								
	Conduit	80%			2028	\$522,300	1	
	Conduit	20%			2048	**	1	
Panelboards								
	Fused Disc Sw	5%			2027	\$24,800	5	\$300
	Molded Case Bkrs	25%			2027	\$123,800	5	\$1,700
	Molded Case Bkrs	30%			2036	**	5	\$2,100
	Molded Case Bkrs	40%			2044	**	5	\$2,700
Wiring								
	Braided Cloth	10%	2-4	\$100,900	2053	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Section</i>								
	Thermoplastic	50%			2048	**	1	
	Thermoplastic	40%			2038	**	1	
Motor Controllers								
	Locally Mounted	30%			2026	\$9,200	5	\$500
	Locally Mounted	70%			2041	**	5	\$1,200
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,800
<i>Other Observation, Extent : Light, 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%			2041	**	1	\$80,300
Generators								
	Diesel	100%			2037	**	1	\$101,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : 810 Kilowatts Diesel Generator</i>								
Batteries								
	Nickel Cadmium	100%			2023	\$1,600	5	\$58,200

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS BOROUGH HALL
Asset # : 2039

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Fuel Storage Main Tank	100%			2056	**	5	\$7,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 4800 Gallon Capacity</i>								
Lighting Interior Lighting Fluorescent	55%			2028	\$846,900	10	\$131,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	40%			2033	**	10	\$95,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And New Additions</i>								
Fluorescent	5%			2033	**	10	\$12,000	
<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%			2033	**	1		
Exit, Service	50%			2033	**	1		
Exterior Lighting HID	30%			2033	**	10	\$200	
No Component	70%							
Alarm Security System No Component	90%							
Generic	10%			2033	**	1	\$9,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor Hallways Only</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection Generic, Analog	100%			2033	**	1-3	\$160,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Horns, Manual Pull Stations, Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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%			2038	**	1		

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS BOROUGH HALL
Asset # : 2039

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$258,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Queens Criminal Court, DA Office, And Queens House Of Detention</i>								
<i>Explanation : 3 Large Hps Units And 1 Small Unit For Summer Use. Boilers Also Supply Other Nearby City Buildings</i>								
Distribution								
Hot Wtr Piping/Pump	10%			2044	**	4	\$1,900	
Central Plant Steam Piping/Pmp	90%			2048	**	4	\$17,400	
Terminal Devices								
Air Handler	20%			2033	**	1	\$32,300	
Convactor/Radiator	70%			2041	**	1	\$59,000	
Fan Coil Unit/Heat	10%			2033	**	1	\$8,400	
Air Conditioning								
Energy Source								
Electricity	80%			2036	**	1		
Natural Gas	20%			2038	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	22%			2031	**	1	\$62,100	
Reciprocating Compr/Chiller	18%	Now	\$19,300	2028	\$386,800	1	\$19,600	
<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	10%			2028	\$214,900	1	\$12,100	
<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>								
Reciprocating Compr/Chiller	10%	Now	\$107,400	2028	\$214,900	1	\$10,900	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Subbasement</i>								
Split Unit	15%			2028	\$810,600			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : 2 Units In Rear Yard</i>								
<i>Explanation : 3 Units One On Rooftop 2 In Rear Yard</i>								
Window/Wall Unit	25%			2023	\$131,900	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS BOROUGH HALL
Asset # : 2039

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	75%		2038	**	4	\$9,600	
	No Component	25%						
Terminal Devices								
	Air Handler/Cool/Ht	75%		2033	**	1	\$121,100	
	No Component	25%						
Heat Rejection								
	Air Cooled Condenser Unit	15%		2028	\$76,600	2	\$27,300	
	Water Cooling Tower	60%		2029	\$576,400	2	\$157,600	
	No Component	25%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$145,500	
Exhaust Fans								
	Interior	90%		2033	**	2	\$7,200	
	Roof	10%		2033	**	2	\$800	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2038	**	1		
HW Heat Exchanger								
	Steam Fired	100%		2048	**	4	\$38,700	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2028	\$38,600	4	\$8,300	
Backflow Preventer								
	No Component	90%						
	Generic	10%		2033	**	1	\$1,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Serving Cooling Equipment</i>							
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	50%		LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 3rd Floor</i>							
	<i>Explanation : One Freight Unit</i>							
	Hydraulic	50%		LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 3rd Floor</i>							
	<i>Explanation : One Passenger Unit</i>							

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS BOROUGH HALL
Asset # : 2039

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Standpipe							
	Generic	100%		2048	**	1-5	\$131,600	
	Sprinkler							
	No Component	50%						
	Generic	50%		2038	**	1-2	\$36,600	

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 24-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,PEN
Block : 9680 **Lot** : 1 **BIN** : 4448759

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$3,327,400	\$1,226,100
Interior Architecture	\$1,332,200	\$4,186,700
Electrical	\$73,400	\$9,593,400
Mechanical	\$2,038,400	\$4,970,500
Total	\$6,771,400	\$19,976,700
Importance Code A	\$3,327,400	\$1,262,600
Importance Code B	\$3,373,500	\$15,036,700
Importance Code C	\$70,600	\$3,677,500
Total	\$6,771,400	\$19,976,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$21,100		\$18,600	
Interior Architecture	\$53,400	\$11,900	\$20,800	\$62,100
Electrical	\$79,600	\$50,800	\$53,000	\$44,800
Mechanical	\$107,100	\$130,800	\$118,000	\$159,400
Elevators/Escalators	\$54,300	\$54,300	\$54,300	\$54,300
Total	\$315,400	\$247,700	\$264,600	\$320,600
Importance Code A	\$36,900	\$15,800	\$35,000	\$15,800
Importance Code B	\$278,500	\$231,900	\$229,600	\$299,100
Importance Code C				\$5,800
Total	\$315,400	\$247,700	\$264,600	\$320,600



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
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	\$11,900	
Masonry: Granite	10%	Now	\$145,400	LIFE	**	5	\$17,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Lower Level 1 Garage @ Storm Drain Line</i>								
Metal/Glass Curt Wall	25%	Now	\$975,700	LIFE	**	5	\$111,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Room 147, Room 454 And South East Wall - Judges Chambers</i>								
Metal Panel	10%			2047	**	5-10	\$163,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Penthouse</i>								
<i>Explanation : Metal Louvers</i>								
Metal Coiling Doors	5%			2032	**	5	\$37,100	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Level 1</i>								
Panel/Paver: Limestone	45%	Now	\$604,600	LIFE	**	5	\$80,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair G - Grade Level And Lower Level 1</i>								
Windows								
Aluminum	100%			2035	**	5	\$18,900	
Parapets								
Masonry: Granite	10%			LIFE	**	5	\$1,400	
Metal Panel	10%	Now	\$4,600	2037	**	5	\$2,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Parapet Wall - Fasteners Shearing</i>								
Metal Rail	10%	2-4	\$3,200	2040	**	5	\$8,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Limestone	65%	Now	\$259,300	LIFE	**	5	\$8,200	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Coping Stone</i>								
Weathering Steel	5%	Now	\$3,900	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Steel Supports - Mechanical Penthouse</i>								
<i>Explanation : Corrosion Of Non-weathering Steel</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
IRMA/Protected Membrane	60%	Now	\$130,500	2027	\$652,500			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i> <i>Location : Penthouse Roof</i> <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i> <i>Location : Penthouse</i> <i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i> <i>Location : Penthouse Roof At Cooling Tower And Perimeter Walls</i>								
Plaza Roof: Stone Panels	25%	Now	\$448,900	2057	**			
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i> <i>Location : Over Basement Parking Garage - West And South Facades, Main Entrance And Interior Courtyard</i>								
Sloped Glazing	15%	Now	\$718,400	LIFE	**	5	\$263,400	
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i> <i>Location : Atrium Stair</i> <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 35%</i> <i>Location : Throughout</i> <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i> <i>Location : Room 454, Courtyard Stair Off Atrium And South Corridor</i>								
Interior								
Floors								
Carpet	15%			2026	\$940,600	3	\$142,300	
Cast in Place Concrete	20%	Now	\$204,400	LIFE	**	5	\$207,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> <i>Location : Boiler Room</i> <i>Water Penetration, Extent : Severe, Area Affected : 10%</i> <i>Location : North East Corner At Lower Level 1</i>								
Ceramic Tile	5%			2036	**	5	\$23,700	
Cork Tile	10%			2047	**	5	\$41,500	
Terrazzo	15%			LIFE	**	5	\$55,600	
Vinyl Tile	30%			2032	**	3	\$71,200	
Vinyl Tile	5%	Now	\$208,800	2037	**	3	\$8,900	
<i>Worn/Eroded, Extent : Severe, Area Affected : 40%</i> <i>Location : Lower Levels 1 And 2</i>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
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%	Now	\$70,600	LIFE	**	5	\$12,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Boiler Room And Lower Level 2</i>								
Fabric on Framing	15%			2028	\$3,640,700	5	\$11,500	
Glass: Single Pane	5%			LIFE	**	5	\$5,800	
Gypsum Board	40%			LIFE	**	5	\$36,800	
Granite Panels	5%			LIFE	**			
Marble Panels	10%			LIFE	**			
Wood	5%			LIFE	**	5	\$30,700	
Ceilings								
AcousTileConcealSpLn	25%	Now	\$198,700	2040	**	5	\$74,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Courtroom Ceilings</i>								
AcousTileSusp.Lay-In	20%			2040	**	5	\$94,900	
AcousTileSusp.Lay-In	15%	Now	\$137,100	2040	**	5	\$35,600	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Atrium Ceiling</i>								
Exposed Concrete	20%	Now	\$316,100	LIFE	**	5	\$14,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lower Levels 1, 2 And Fire Pump Room</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	15%	Now	\$149,100	LIFE	**	5	\$88,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corner Of Room 454</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Atrium Stair, Room 454</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Electrical Services Rated At 4000 Amperes Each</i>								
Transformers								
Dry Type	100%			2032	**	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room, Generator Room, Boiler Room</i>								
<i>Explanation : 3- 45 Kva, 2- 30 Kva 480/208/120 Volts</i>								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2037	**	5	\$1,700	
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Fused Disc Sw	10%			2035	**	5	\$700	
Molded Case Bkrs	90%			2035	**	5	\$7,600	
Wiring								
Thermoplastic	100%			2037	**	1		
Motor Controllers								
Locally Mounted	5%			2032	**	5	\$100	
Motor Control Center	85%			2032	**	5	\$7,400	
Variable Frequency Drive	10%	Now	\$73,400	2047	**			
		<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Mechanical Rooms</i>						
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,700	
		<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	90%			2032	**	1	\$88,400	
Automatic	10%	Now	\$9,300	2047	**	1	\$8,800	
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Ats 3 , Northside 5th Floor Mechanical Room</i>						
		<i>Explanation : Not Functioning</i>						
Generators								
Diesel	100%			2030	**	1	\$123,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Emergency Generator Rated At 1400kw</i>						
Batteries								
Lead/Acid	100%			2020	\$1,600	5	\$11,800	
Fuel Storage								
Day Tank	50%			2035	**	5	\$29,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 250 Gallons Rated Capacity</i>						
Main Tank	50%			2042	**	5	\$4,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 4500 Gallons Rated Capacity</i>						
Lighting								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	85%			2027	\$4,618,200	10	\$248,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	10%			2027	\$543,300	10	\$29,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Compact Fluorescent Lamps</i>						
LED	5%			2035	**			
Egress Lighting								
Emergency, Service	50%			2027	\$81,300	1		
Exit, LED	50%			2042	**	1		
Exterior Lighting								
HID	20%			2027	\$249,600	10	\$200	
No Component	80%							
Alarm								
Security System								
No Component	60%							
Generic	40%			2027	\$400,000	1	\$47,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Public Spaces And Outside</i>						
		<i>Explanation : CCTV Surveillance Camera Systems</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2027	\$3,423,000	1-3	\$196,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors, Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2047	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lower Level #2</i>						
		<i>Explanation : 1 5000 Gallon Oil Tank</i>						

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	5%			2027	\$36,400	1	\$7,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Roof Top Air Conditioning Unit Equipment Is Not In Service</i>								
Hot Water Boiler	95%			2032	**	1	\$149,900	
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : Sub-basement Boiler Room</i>								
<i>Explanation : 2 Dual Fuel Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	95%			2035	**	4	\$14,900	
No Component	5%							
Terminal Devices								
Air Handler	10%	0-2	\$435,300	2037	**	1	\$17,800	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof, Damaged Duct Insulation On Air Handler #4</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Fifth Floor Penthouse, 7 Of 16 Air Handlers Supply Or Return Fans With Defective Variable Frequency Drives</i>								
Air Handler	40%			2027	\$1,741,100	1	\$78,900	
Convactor/Radiator	49%			2032	**	1	\$50,500	
Convactor/Radiator	1%	Now	\$16,600	2047	**	1	\$900	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fisrt Floor, Ruptured Base Board Radiator Piping, Aproximately 25 LF</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	70%			2030	**	1	\$241,800	
<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 Scroll Compressor Chillers</i>								
Interior Pkg Unit - Cooling	5%	0-2	\$578,700	2032	**	2	\$800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, Multiple Mechanical Defects To Air Conditioners 2, 3, 4 And 5</i>								
Interior Pkg Unit - Cooling	5%			2021	\$578,700	2	\$1,000	
Ext Pkg Unit - Heating/Cooling	5%			2027	\$193,800	2	\$1,000	
<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	15%							
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2047	**	4	\$11,000	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	50%			2027	\$1,475,500	1	\$98,700	
Fan Coil - 4 Pipe	10%			2027	\$616,100	1	\$10,300	
No Component	40%							
Heat Rejection								
Water Cooling Tower	60%			2025	\$599,100	2	\$192,700	
Water Cooling Tower	10%	0-2	\$99,900	2032	**	2	\$25,700	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof, Deteriorating Hot Deck Section Of Cooling Tower</i>								
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$178,000	
Exhaust Fans								
Roof	10%			2027	\$51,400	2	\$1,000	
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Fifth Floor Penthouse</i>								
<i>Explanation : This Component Is Already Accounted For Under The Heating Section Of This Report</i>								
Plumbing								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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	95%			2047	**	1		
Brass/Copper	5%	0-2	\$115,400	2057	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Corroded Main Valve Train</i>								
Water Heater								
Gas Fired	100%			2022	\$188,800	2	\$4,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$47,200	4	\$6,700	
Sewage Ejector(s)								
Electric	100%			2027	\$89,200	4	\$12,700	
Backflow Preventer								
Generic	100%			2032	**	1	\$19,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	75%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : 1-5</i>								
<i>Explanation : 8 Units</i>								
Hydraulic	25%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : (1) 1st To 3rd Floor, (2) Basement To 1st Floor</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2047	**	1-5	\$166,900	
Sprinkler								
Generic	100%			2047	**	1-2	\$89,400	
Fire Pump								
Generic	100%			2036	**	1	\$59,600	

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 29-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,8,p
Block : 9653 **Lot** : 1 **BIN** : 4206522

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$6,322,300	\$4,258,800
Interior Architecture	\$7,838,700	\$3,793,400
Electrical	\$6,485,200	\$3,528,900
Mechanical	\$4,624,700	\$14,825,000
Total	\$25,270,900	\$26,406,100
Importance Code A	\$6,322,300	\$4,340,200
Importance Code B	\$18,344,100	\$21,736,900
Importance Code C	\$604,500	\$329,100
Total	\$25,270,900	\$26,406,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$46,600			
Interior Architecture	\$1,993,200	\$37,700		\$119,400
Electrical	\$62,200	\$55,000	\$57,700	\$80,500
Mechanical	\$716,200	\$220,800	\$315,600	\$193,800
Elevators/Escalators	\$150,000	\$150,000	\$150,000	\$150,000
Total	\$2,968,200	\$463,500	\$523,300	\$543,700
Importance Code A	\$67,400	\$6,100	\$7,600	\$6,100
Importance Code B	\$2,900,800	\$457,400	\$515,700	\$537,600
Importance Code C				
Total	\$2,968,200	\$463,500	\$523,300	\$543,700



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	15%			LIFE	**	5	\$115,700	
Masonry: Brick	15%	Now	\$1,807,400	LIFE	**	5	\$115,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	2%	Now	\$188,900	LIFE	**	5	\$11,600	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$57,800	
Masonry: Limestone	45%			LIFE	**	5	\$260,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1961 Wing</i>								
Metal Panel	5%			2047	**	5-10	\$265,100	
Metal Coiling Doors	2%			2025	\$906,400	5	\$48,200	
Window Wall	6%			2047	**	5	\$173,500	
Windows								
Aluminum	95%	Now	\$2,126,500	2043	**	5	\$81,700	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Glass Block	5%	Now	\$44,400	LIFE	**	5	\$5,400	
<i>Broken/Missing Elements, 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
QUEENS CRIMINAL COURTS
Asset # : 2764

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Concrete Masonry Unit	20%	Now	\$22,500	LIFE	**	5	\$9,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%			LIFE	**	5	\$4,200	
Masonry: Brick	30%	Now	\$298,900	LIFE	**	5	\$12,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	30%	Now	\$406,500	LIFE	**	5	\$15,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%			2040	**	5-10	\$75,300	
Roof								
Built-Up (BUR)	10%	Now	\$42,000	2027	\$419,500			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	20%	Now	\$839,000	2037	**			
<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%			2027	\$1,887,800	10	\$134,300	
Plaza Roof: Stone Panels	20%	Now	\$135,600	2037	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Annex</i>								
Skylight, Metal/Glass	5%	0-2	\$228,400	2047	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Interior

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Carpet	15%	0-2	\$1,993,200	2029	\$1,993,200	3	\$226,200	
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
Cast in Place Concrete	7%	0-2	\$37,900	LIFE	**	5	\$153,900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Ceramic Tile	3%	Now	\$60,500	2036	**	5	\$15,100	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Granite Panels	5%	0-2	\$663,700	LIFE	**	5	\$37,700	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Terrazzo	5%	Now	\$121,000	LIFE	**	5	\$39,300	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	15%	0-2	\$1,327,700	2037	**	3	\$56,500	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	30%			2027	\$2,655,500	3	\$113,100	
Vinyl Tile 9" X 9"	20%	Now	\$688,000	2022	\$2,293,400	3	\$75,400	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
Interior Walls								
Ceramic Tile	5%	0-2	\$105,400	2036	**	5	\$18,400	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Concrete Masonry Unit	5%			LIFE	**	5	\$14,800	
Gypsum Board	15%			LIFE	**	5	\$66,400	
Masonry: Brick	5%			LIFE	**			
Granite Panels	3%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	52%			LIFE	**	5	\$115,100	
SGFT/Glazed Masonry	5%	2-4	\$74,000	LIFE	**			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Wood	5%	0-2	\$425,100	LIFE	**	5	\$147,600	
	<i>Deteriorated Finish, 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.

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	5%	0-2	\$242,000	2032	**	5	\$25,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	17%			2040	**	5	\$213,600	
AcousTileConcealSpLn	30%			2032	**	5	\$377,000	
Exposed Struc: Steel	5%	Now	\$548,100	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room Penthouse (1994 Wing)</i>								
Glass: Susp Panels	3%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$62,800	
Plaster	35%	0-2	\$956,400	LIFE	**	5	\$219,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 190, 825, 856</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2027	\$81,400	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : Two 4000 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	50%			2047	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : Two 3000 Amperes Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2040	**	5	\$2,300	
<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%			2027	\$427,700	5	\$2,100	
Air Circuit Breaker	20%			2047	**	5	\$600	
Fused Disc Sw	5%			2047	**	5	\$100	
Molded Case Bkrs	10%			2047	**	5	\$1,600	
Raceway								
Conduit	25%			2047	**	1		
Conduit	75%			2027	\$606,100	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	3%			2043	**	5	\$400	
Fused Disc Sw	7%			2026	\$52,000	5	\$1,000	
Molded Case Bkrs	70%			2026	\$520,100	5	\$11,400	
Molded Case Bkrs	20%			2043	**	5	\$3,300	
Wiring								
Braided Cloth	15%	2-4	\$186,700	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Sections</i>								
Thermoplastic	65%			2027	\$809,200	1		
Thermoplastic	20%			2047	**	1		
Motor Controllers								
Locally Mounted	5%			2040	**	5	\$200	
Locally Mounted	15%			2025		5	\$600	
Motor Control Center	20%			2040	**	5	\$3,400	
Motor Control Center	50%			2025	\$733,800	5	\$8,400	
Variable Frequency Drive	10%			2044	**			
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$4,500	
Generic	50%			LIFE	**	5	\$4,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$190,400	
Generators								
Diesel	100%			2036	**	1	\$239,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Penthouse</i>								
<i>Explanation : One 400 Kw</i>								
Batteries								
Nickel Cadmium	100%			2022	\$1,600	5	\$138,000	
Fuel Storage								
Day Tank	50%			2043	**	5	\$57,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Penthouse</i>								
<i>Explanation : One 300 Gallon</i>								
Main Tank	50%			2055	**	5	\$9,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 10,000 Gallon</i>								
Lighting								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	40%			2022	\$4,215,300	10	\$227,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	5%			2032	**	10	\$28,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Sections</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	10%			2037	**	10	\$56,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	10%			2032	**	10	\$2,000	
Incandescent	10%			2032	**	2	\$1,400	
LED	25%			2037	**			
Egress Lighting								
Emergency, Service	10%			2037	**	1		
Emergency, Battery	20%			2027	\$172,900	10	\$29,900	
Exit, LED	40%			2055	**	1		
Exit, Service	30%			2022	\$64,100	1		
Exterior Lighting								
HID	70%			2022	\$1,694,700	10	\$1,300	
HID	30%			2035	**	10	\$600	
Alarm								
Security System								
No Component	90%							
Generic	10%			2032	**	1	\$23,100	
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2032	**	1-3	\$39,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Plant Campus Steam / PRV	80%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Supply From Borough Hall.</i>								
Interruptible Gas/Dual Fuel	20%			2047	**	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	20%			2032	* *	1	\$61,200	
<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%			2030	* *	5	\$29,400	
Distribution								
Hot Wtr Piping/Pump	20%			2035	* *	4	\$6,100	
Central Plant Steam Piping/Pmp	80%			2037	* *	4	\$36,600	
Terminal Devices								
Air Handler	70%			2027	\$5,909,900	1	\$268,000	
Convactor/Radiator	10%			2032	* *	1	\$20,000	
Fan Coil Unit/Heat	20%			2027	\$1,798,400	1	\$40,000	
Air Conditioning								
Energy Source Electricity	100%			2043	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	80%			2030	* *	1	\$535,900	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Main Building Refrigeration Room And Q1 Refrigeration Room</i>								
<i>Explanation : Refrigerant #123</i>								
Interior Pkg Unit - Cooling	10%			2021	\$2,245,000	2	\$3,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Exterior Pkg Unit - Cooling	10%			2027	\$486,200	2	\$3,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2037	* *	4	\$36,600	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2027	\$5,387,100	1	\$306,200	
No Component	20%							
Heat Rejection								
Dry Cooler	20%			2027	\$653,000	2	\$86,200	
Water Cooling Tower	80%	Now	\$546,800	2021	\$1,822,800	2	\$398,700	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Shell Badly Corroded</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$345,200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	90%			2032	**	2	\$17,100	
Roof	10%			2032	**	2	\$1,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%	0-2	\$109,900	2022	\$366,200	2	\$7,200	
		<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								
Steam Fired	80%			2037	**	4	\$73,400	
No Component	20%							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$91,500	4	\$13,100	
Sewage Ejector(s)								
Electric	100%			2027	\$172,900	4	\$24,600	
Backflow Preventer								
No Component	40%							
Generic	60%			2027	\$91,500	1	\$22,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : 19 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2037	**	1-5	\$312,100	
Sprinkler								
No Component	80%							
Generic	20%			2037	**	1-2	\$34,700	
Fire Pump								
Generic	100%			2030	**	1	\$115,600	

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 22-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,5,PH
Block : 10093 **Lot** : 1 **BIN** : 4826930

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$49,600	\$430,300
Interior Architecture	\$121,800	\$458,300
Electrical	\$152,500	
Mechanical		\$726,600
Total	\$323,900	\$1,615,300
Importance Code A	\$49,600	\$430,300
Importance Code B	\$274,200	\$949,300
Importance Code C		\$235,700
Total	\$323,900	\$1,615,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$69,500	\$12,400		\$10,400
Interior Architecture	\$16,700	\$52,800	\$12,900	
Electrical	\$23,900	\$33,600	\$28,700	\$25,100
Mechanical	\$68,300	\$97,800	\$73,200	\$114,000
Elevators/Escalators	\$79,400	\$79,400	\$79,400	\$79,400
Total	\$257,700	\$276,000	\$194,200	\$228,900
Importance Code A	\$78,100	\$21,100	\$8,700	\$19,500
Importance Code B	\$162,900	\$254,900	\$181,100	\$209,400
Importance Code C	\$16,700		\$4,500	
Total	\$257,700	\$276,000	\$194,200	\$228,900



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	92%			LIFE	**	5	\$170,800	
<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
Metal Panel	3%			2048	**	5-10	\$38,300	
Window Wall	5%	Now	\$9,200	2048	**	5	\$17,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrances North And South</i>								
Windows								
Aluminum	97%	Now	\$27,200	2044	**	5	\$15,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th Floor Offices</i>								
Metal Louvers	3%			2037	**	10	\$6,100	
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$10,700	
Pre-Cast Concrete	5%	Now	\$15,900	LIFE	**	5	\$6,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Stucco Cement	45%			2041	**	5	\$24,800	
Roof								
IRMA/Protected Membrane	80%	Now	\$17,100	2033	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Offices 5th Floor</i>								
Skylight, Metal/Glass	5%	Now	\$49,600	2048	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
Sloped Glazing	15%			LIFE	**	5	\$259,500	
Soffits								
Metal Panel	100%			2048	**	5-10		
Interior								
Floors								
Carpet	15%			2027	\$669,600	3	\$76,000	
Cast in Place Concrete	5%			LIFE	**	5	\$36,900	
Ceramic Tile	5%			2037	**	5	\$16,900	
Terrazzo	10%			LIFE	**	5	\$26,400	
Vinyl Tile	65%			2033	**	3	\$82,300	

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	3%			2037	**	5	\$8,900	
Concrete Masonry Unit	5%			LIFE	**	5	\$6,000	
Glass: Single Pane	2%			LIFE	**	5	\$4,500	
Gypsum Board	65%	Now	\$16,700	LIFE	**	5	\$116,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 5th Floor Offices</i>								
Masonry: Brick	12%			LIFE	**			
Metal Panel	3%			LIFE	**			
Wood	10%			LIFE	**	5	\$119,300	
Ceilings								
AcousTileSusp.Lay-In	85%	Now	\$48,100	2041	**	5	\$143,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 5th Floor Throughout</i>								
Exposed Struc: Steel	5%	Now	\$73,700	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Basement, Below Exterior Walkway</i>								
Gypsum Board	10%			LIFE	**	5	\$42,200	
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2048	**			
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Pavers/Stone	100%			2037	**			
On-Site Walkways								
Pavers/Stone	100%			2037	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Switches Rated At 2000 Amperes And 1200 Amperes</i>								
Transformers								
Dry Type	100%			2041	**	5	\$600	
<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 And 10- 51 Kva 460/230v</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2048	**	5	\$800	

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Raceway								
	Conduit	100%			2048	**	1	
Panelboards								
	Fused Disc Sw	10%			2044	**	5	\$400
	Molded Case Bkrs	90%			2044	**	5	\$4,100
Wiring								
	Busway	10%			2041	**	1	
	Thermoplastic	90%			2048	**	1	
Motor Controllers								
	Locally Mounted	10%			2041	**	5	\$100
	Motor Control Center	90%			2041	**	5	\$4,300
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,600
Stand-by Power								
Transfer Switches								
	Automatic	100%			2041	**	1	\$53,800
Generators								
	Diesel	100%			2037	**	1	\$67,800
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : Emergency Generator Rated At 1100 Kw</i>							
Batteries								
	Lead/Acid	100%			2022	\$1,600	5	\$6,500
Fuel Storage								
	Day Tank	50%			2044	**	5	\$16,200
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : 275 Gallons Capacity</i>							
	Main Tank	50%			2056	**	5	\$2,600
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 5000 Gallons Capacity</i>							
Lighting								
Interior Lighting								
	Fluorescent	85%			2033	**	10	\$136,400
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	Fluorescent	10%			2033	**	10	\$16,100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Compact Fluorescent Light Fixtures</i>							
	HID	5%			2033	**	10	\$300
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Atrium</i>							
	<i>Explanation : Artwork Floodlighting</i>							

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	50%			2033	**	1		
Exit, LED	50%			2056	**	1		
Exterior Lighting								
HID	30%			2033	**	10	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : T-3 Halogen Lamps</i>						
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2056	**	5	\$5,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Copper</i>						
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$19,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways, Lobby And Outside</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2033	**	1-3	\$107,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Horns, Manual Pull Stations And Smoke Detectors</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2041	**	1	\$86,500	
		<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%			2044	**	4	\$12,900	
Terminal Devices								
Air Handler	60%			2033	**	1	\$64,900	
Convactor/Radiator	40%			2041	**	1	\$22,600	
Air Conditioning								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Natural Gas	100%			2048	**	1		
Conversion Equipment								
Absorption Chiller/Direct Fire	90%			2033	**	1	\$170,400	
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 3 Units One Being Serviced During Visit</i>						
Reciprocating Compr/Chiller	10%			2033	**	1	\$8,100	
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2048	**	4	\$12,900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	**	1	\$108,200	
Heat Rejection								
Air Cooled Condenser Unit	10%			2033	**	2	\$12,200	
Water Cooling Tower	90%			2029	\$579,800	2	\$158,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$97,600	
Exhaust Fans								
Interior	98%			2033	**	2	\$5,300	
Roof	2%			2033	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		
Water Heater								
Gas Fired	100%			2026	\$103,500	2	\$2,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse Mechanical Room</i>						
		<i>Explanation : 2-250 Gallons</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2033	**	4	\$10,400	
Fixtures								
Generic	100%							
Vertical Transport								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (1) Basement To 5th Floor, Penthouse, (8) Basement To 5th Floor, (3) Basement To 4th Floor</i>								
<i>Explanation : 12 Units</i>								
Escalators								
	Over 20' Rise	100%			LIFE		**	
<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%			2048		**	1-5 \$88,200
Sprinkler								
	Generic	100%			2048		**	1-2 \$49,000
Fire Pump								
	Generic	100%			2037		**	1 \$32,700

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 22-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors L,3,4,7,PH
Block : 9691 **Lot** : 1 **BIN** : 4207071

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,636,200	\$321,000
Interior Architecture	\$159,500	\$3,456,000
Electrical	\$325,400	\$1,178,100
Mechanical	\$361,600	\$1,624,700
Site Pavements	\$137,600	
Total	\$2,620,500	\$6,579,800
Importance Code A	\$1,636,200	\$321,000
Importance Code B	\$805,600	\$5,075,100
Importance Code C	\$178,600	\$1,183,700
Total	\$2,620,500	\$6,579,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$9,800	\$42,700		
Interior Architecture	\$4,900	\$47,000	\$26,400	
Electrical	\$62,900	\$37,800	\$40,500	\$37,700
Mechanical	\$132,700	\$148,800	\$132,900	\$146,300
Site Enclosure	\$27,800			
Elevators/Escalators	\$69,100	\$69,100	\$69,100	\$69,100
Total	\$307,200	\$345,300	\$268,900	\$253,000
Importance Code A	\$40,300	\$73,200	\$30,500	\$31,200
Importance Code B	\$239,000	\$272,100	\$238,300	\$221,800
Importance Code C	\$27,800			
Total	\$307,200	\$345,300	\$268,900	\$253,000



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Bronze/Brass	2%			LIFE	**			
Masonry: Brick	3%			LIFE	**	5	\$12,700	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Masonry: Granite	8%	4+	\$206,700	LIFE	**	5	\$25,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	87%	Now	\$830,600	LIFE	**	5	\$275,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 6%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout At Doors, Exterior Balcony, Spandrels</i>								
Windows								
Aluminum	93%			2036	**	5	\$67,300	
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2031	**	10	\$9,000	
Steel	5%	Now	\$9,800	2044	**	5	\$22,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pentouse</i>								
Parapets								
Masonry: Limestone	75%	Now	\$314,300	LIFE	**	5	\$24,300	
<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>								
Metal Rail	25%			2033	**	5-10	\$116,400	
Roof								
IRMA/Protected Membrane	2%			2028		10	\$2,800	
Metal Panel	58%			2041	**	10	\$146,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Painted Surfaces</i>								
Modified Bitumen	35%	Now	\$67,700	2033	**			
<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>								
Skylight, Metal/Glass	5%			2038	**	10	\$22,900	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	15%			2027	\$931,700	3	\$105,700	
Cast in Place Concrete	5%			LIFE	**	5	\$51,400	
Ceramic Tile	5%			2031	**	5	\$23,500	
Marble Panels	5%			LIFE	**	5	\$17,600	
Terrazzo	25%			LIFE	**	5	\$91,800	
Vinyl Tile	45%			2028	\$1,861,900	3	\$79,300	
Interior Walls								
Gypsum Board	20%	4+	\$41,000	LIFE	**	5	\$114,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Toilets</i>								
Marble Panels	15%			LIFE	**			
Plaster	15%			LIFE	**	5	\$43,000	
Plaster	25%			LIFE	**	5	\$71,600	
Wood	20%			LIFE	**	5	\$763,700	
Wood	5%			LIFE	**	5	\$190,900	
Ceilings								
AcousTileSusp.Lay-In	20%			2033	**	5	\$94,000	
Gypsum Board	5%	0-2	\$4,900	LIFE	**	5	\$29,400	
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Toilets</i>								
Plaster	20%	Now	\$71,500	LIFE	**	5	\$58,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Plaster	55%			LIFE	**	5	\$161,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	10%			2048	**			
Iron Picket	90%	Now	\$27,800	2048	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout, Corner Post Corroded Through</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gate Damaged</i>								
Site Pavements								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%			2041	**			
Pavers/Stone	5%			2037	**			
On-Site Walkways								
Cast in Place Concrete	77%	Now	\$40,100	2033	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	23%	Now	\$38,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	100%	4+	\$58,600	2031	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2048	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4000 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	50%			2038	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Ampere And One 1200 Ampere Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2041	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller And Elevator Machinery Rooms</i>								
<i>Explanation : 2- 750 Kva, 480/277/208 Volts 6- 30 Kva 208/480/277 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2048	**	5	\$1,300	

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	50%			2028	\$202,000	1		
Conduit	50%			2048	**	1		
Panelboards								
Fused Disc Sw	5%			2044	**	5	\$400	
Molded Case Bkrs	60%			2044	**	5	\$4,900	
Molded Case Bkrs	35%			2027	\$130,000	5	\$2,800	
Wiring								
Braided Cloth	5%	2-4	\$31,100	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2028	\$311,200	1		
Thermoplastic	45%			2048	**	1		
Motor Controllers								
Locally Mounted	60%			2041	**	5	\$1,200	
Locally Mounted	20%			2026	\$155,000	5	\$400	
Variable Frequency Drive	20%			2045	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$94,800	
Generators								
Diesel	100%			2037	**	1	\$119,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$11,400	
Fuel Storage								
Day Tank	50%			2044	**	5	\$28,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 275 Gallons Capacity</i>								
Main Tank	50%			2056	**	5	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 2000 Gallons Capacity</i>								
Lighting								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	60%			2033	**	10	\$169,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	18%			2033	**	10	\$50,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Court Rooms</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Incandescent	2%			2023	\$104,900	2	\$100	
LED	20%			2036	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby, Courtrooms And Hallways</i>								
Egress Lighting								
Emergency, Service	50%			2028	\$78,500	1		
Exit, LED	50%			2056	**	1		
Exterior Lighting								
HID	25%			2028	\$301,300	10	\$200	
LED	5%			2033	**			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	**	5	\$9,100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$34,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2033	**	1-3	\$76,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Mechanical Rooms</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2041	**	1	\$305,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement Boiler Room</i>								
<i>Explanation : 2 Low Pressure Steam Units</i>								
<hr/>								
Distribution Central Plant Steam Piping/Pmp	100%			2048	**	4	\$22,800	
<hr/>								
Terminal Devices Air Handler	40%			2033	**	1	\$76,200	
Convactor/Radiator	60%			2033	**	1	\$59,700	
<hr/>								
Air Conditioning								
Energy Source Plant Campus Steam / PRV	30%			2038	**	1		
Electricity	70%			2036	**	1		
<hr/>								
Conversion Equipment Absorption Chiller/Steam/HW	25%			2037	**	1	\$83,400	
Centrifugal, Elec Chiller	40%			2037	**	1	\$133,400	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement AC Room</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement Mechanical Room</i>								
<hr/>								
Split Unit	5%			2028	\$319,100			
<i>R-134a Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<hr/>								
Window/Wall Unit No Component	15%			2023	\$93,400	1		
<hr/>								
Distribution CW & CHW Wtr Pipe/Pump	70%			2038	**	4	\$10,600	
No Component	30%							
<hr/>								
Terminal Devices Air Handler/Cool/Ht	65%			2033	**	1	\$123,900	
Fan Coil - 4 Pipe	5%			2033	**	1	\$5,000	
No Component	30%							
<hr/>								
Heat Rejection Air Cooled Condenser Unit	5%			2033	**	2	\$10,700	
Water Cooling Tower	65%			2029	\$626,800	2	\$201,600	
No Component	30%							
<hr/>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$171,900	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	95%			2033	**	2	\$9,000	
Roof	5%			2028	\$24,800	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Gas Fired	100%			2023	\$182,300	2	\$4,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Mechanical Room</i>						
		<i>Explanation : 1 250 Gallons</i>						
HW Heat Exchanger								
Steam Fired	100%			2028	\$476,100	4	\$45,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Mechanical Room</i>						
		<i>Explanation : 1 300 Gallons</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2023	\$45,600	4	\$6,500	
Sewage Ejector(s)								
Electric	100%			2028	\$86,100	4	\$18,400	
Backflow Preventer								
Generic	100%			2033	**	1	\$18,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (5) Sub-basement To 7th Floor, (5) 1st To 7th Floor</i>						
		<i>Explanation : 10 Units. 5 Units Are Currently Not In Service</i>						
Fire Suppression								
Standpipe								
Generic	100%			2048	**	1-5	\$155,400	
Sprinkler								
Generic	100%			2048	**	1-2	\$86,300	
Fire Pump								
Generic	100%			2031	**	1	\$57,600	
Chemical System								
No Component	98%							
Generic	2%			2027	\$500	1-3	\$100	

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

Asset Name : RICHMOND DISTRICT HEALTH CENTER
Address : 51 STUYVESANT PLACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : HEA0011.000 / 1983 **Yr Built/Renovated** : 1937 / 2004
Area Sq Ft : 35,813 **Project Type** : REAL PROPERTY
Date of Survey : 07-Aug-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 9 **Lot** : 9 **BIN** : 5000089

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$909,100	\$449,300
Interior Architecture	\$131,500	\$393,500
Electrical	\$279,600	\$192,300
Mechanical	\$112,400	\$481,600
Total	\$1,432,600	\$1,516,800
Importance Code A	\$1,021,500	\$449,300
Importance Code B	\$344,500	\$1,067,500
Importance Code C	\$66,600	
Total	\$1,432,600	\$1,516,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$68,500			
Interior Architecture	\$70,300			\$5,600
Electrical	\$40,800	\$700	\$800	\$1,000
Mechanical	\$16,800	\$5,000	\$5,300	\$4,900
Site Enclosure	\$100			
Site Pavements	\$2,300			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$206,700	\$13,600	\$14,000	\$19,400
Importance Code A	\$70,400	\$3,500	\$3,500	\$3,500
Importance Code B	\$127,800	\$10,100	\$10,500	\$15,800
Importance Code C	\$8,400			
Total	\$206,700	\$13,600	\$14,000	\$19,400



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
RICHMOND DISTRICT HEALTH CENTER
Asset # : 1983

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$44,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$2,400	
Pre-Cast Concrete	25%	Now	\$54,800	LIFE	**	5	\$26,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Lintels And Sills</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Window Lintels</i>								
Windows								
Steel	100%	Now	\$854,300	2054	**	5	\$98,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	85%	4+	\$23,100	LIFE	**	5	\$3,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	15%			LIFE	**	5	\$8,600	
Roof								
Modified Bitumen	100%	4+	\$17,500	2029	\$350,600			
<i>Alligatoring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Seams</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 2%</i>								
<i>Location : Pitch Cups At Base Of Antenna</i>								

Interior

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
RICHMOND DISTRICT HEALTH CENTER
Asset # : 1983

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%	Now	\$35,100	2031	**	3	\$4,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$23,200	
Ceramic Tile	5%	4+	\$5,300	2032	**	5	\$1,300	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bathrooms</i>								
Terrazzo	15%			LIFE	**	5	\$12,400	
Vinyl Tile 9" X 9"	65%			2029	\$393,500	3	\$17,200	
<i>Worn/Eroded, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$4,600	
Marble Panels	5%			LIFE	**	10	\$1,100	
Plaster	70%	Now	\$66,600	LIFE	**	5	\$12,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 4th Floor And Penthouse</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 4th Floor, Penthouse And Over Windows In Various Locations</i>								
SGFT/Glazed Masonry	15%			LIFE	**	10	\$4,300	
Ceilings								
AcousTile,Adhered	10%			2034	**	5	\$5,300	
Plaster	90%	0-2	\$64,900	LIFE	**	5	\$29,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 4th Floor Rooms 415, 418</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2039	**			
Free Standing Walls								
Cast in Place Concrete	80%	4+	\$100	2049	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Handicap Ramp</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Missing Or Deteriorated Joints</i>								
Masonry: Fieldstone	20%			2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Of Building</i>								
<i>Explanation : This Is Actually Granite</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
RICHMOND DISTRICT HEALTH CENTER
Asset # : 1983

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$1,600	2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Stuyvesant Place</i>								

On-Site Walkways

Cast in Place Concrete	98%			2034	**			
Masonry: Granite	2%	Now	\$600	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 30%</i>								
<i>Location : Stairs At Front Entrance</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2055	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								

Switchgear / Switchboard

Fused Knife Sw	50%	0-2	\$38,000	2059	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Obsolete And Unsafe Equipment</i>								
Fused Knife Sw	50%	0-2	\$38,000	2059	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Obsolete And Unsafe Equipment</i>								

Raceway

Conduit	85%			2039	**	1		
Conduit	5%			2055	**	1		
Conduit	10%			2029		1	\$3,700	

Panelboards

Fused Toggle Switch	85%	0-2	\$39,500	2054	**	5	\$300	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Molded Case Bkrs	15%			2028		5	\$100	

Wiring

Braided Cloth	85%	2-4	\$45,300	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	5%			2055	**	1		
Thermoplastic	10%			2039	**	1		

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
RICHMOND DISTRICT HEALTH CENTER
Asset # : 1983

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	70%			2027	\$54,200	5	\$200	
Locally Mounted	30%	0-2	\$23,200	2049	**	5		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<hr/>								
Ground								
Grounding Devices								
Not Accessible	100%							
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	88%			2034	**	10	\$28,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	10%			2034	**	10	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Incandescent	2%	0-2	\$12,200	2039	**	2		
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2024	\$25,000	10	\$4,300	
Exit, Service	50%			2024	\$6,200	1		
<hr/>								
Exterior Lighting								
Incandescent	100%	0-2	\$118,900	2039	**	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Temporary Incandescent Fixtures On Building Back.</i>								
<i>Explanation : Temporary Incandescent Fixtures Installed Under Canopy</i>								
<hr/>								
Alarm								
Fire/Smoke Detection								
No Component	65%							
Generic, Analog	35%			2024	\$134,400	1-3	\$8,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2039	**	1		

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
RICHMOND DISTRICT HEALTH CENTER
Asset # : 1983

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Steam Boiler	50%	Now	\$112,400	2049	**	1	\$16,000	
<i>Abandoned in Place, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Natural Gas Steam Boilers</i>								
Steam Boiler	50%			2034	**	1	\$17,700	
Distribution								
Central Plant Steam Piping/Pmp	20%			2049	**	4	\$500	
Steam Piping/Pump	80%			2029	\$122,900			
Terminal Devices								
Convactor/Radiator	100%			2027	\$186,000	1	\$11,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, The Radiators Are Approaching Their Useful Life Cycle Limit</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Split Unit	15%			2029	\$111,200			
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Communications Room</i>								
<i>Explanation : Recent Installation</i>								
Window/Wall Unit	85%			2024	\$61,500	1		
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$6,300	
No Component	80%							
Exhaust Fans								
Roof	20%	Now	\$11,500	2039	**	2	\$200	
<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
No Component	80%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2027	\$21,200	2	\$500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
RICHMOND DISTRICT HEALTH CENTER
Asset # : 1983

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	No Component	80%						
	Generic	20%			2034	**	1	\$400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : Boiler Only</i>					
<hr/>								
	Fixtures							
	Generic	100%						
<hr/>								
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : One Unit From Basement To 4th Floor, One Unit From Basement To 3rd Floor</i>					
			<i>Explanation : 2 Units</i>					

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 21-Dec-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 7 **Lot** : 12 **BIN** : 5000064

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$425,200	\$174,700
Interior Architecture	\$227,100	\$413,800
Electrical		\$424,200
Mechanical		\$183,600
Site Enclosure	\$98,100	
Site Pavements	\$543,300	
Total	\$1,293,600	\$1,196,200
Importance Code A	\$425,200	\$174,700
Importance Code B	\$279,000	\$1,021,500
Importance Code C	\$589,400	
Total	\$1,293,600	\$1,196,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$23,300			
Interior Architecture	\$171,300		\$9,300	\$4,600
Electrical	\$40,400	\$8,000	\$10,500	\$9,800
Mechanical	\$37,200	\$13,900	\$18,300	\$14,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$280,100	\$29,800	\$46,000	\$36,600
Importance Code A	\$30,800	\$7,600	\$7,600	\$7,600
Importance Code B	\$175,800	\$22,300	\$38,500	\$29,100
Importance Code C	\$73,400			
Total	\$280,100	\$29,800	\$46,000	\$36,600



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND BOROUGH HALL
Asset # : 2041

Architecture		Current Repair		Future Replacement		Maintenance		Priority
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	\$109,000	LIFE	**	5	\$64,000	
<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	\$35,600	LIFE	**	5	\$4,000	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	32%	Now	\$233,600	LIFE	**	5	\$25,600	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	3%			2039	**	5-10	\$22,000	
Windows								
Wood	100%	Now	\$46,900	2045	**	5	\$110,600	
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Limestone	95%			LIFE	**	5-10	\$1,600	
Metal Rail	5%			2034	**	5-10	\$100	
Roof								
Metal Panel	5%			2034	**	10	\$5,000	
Modified Bitumen	5%			2034	**	10	\$2,700	
Single Ply Membrane	45%			2034	**	10	\$24,600	
Skylight, Metal/Glass	5%			2039	**	10	\$9,100	
Slate	40%			LIFE	**	10	\$21,800	
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	15%			2028		3	\$27,800	
Cast in Place Concrete	10%			LIFE	**	5	\$54,100	
Ceramic Tile	5%	Now	\$13,500	2038	**	5	\$3,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	15%			LIFE	**	5	\$27,800	
Terrazzo	25%	0-2	\$81,100	LIFE	**	5	\$24,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors</i>								
Vinyl Tile	30%			2029		3	\$18,500	

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND BOROUGH HALL
Asset # : 2041

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Gypsum Board	13%			LIFE	**	5-10	\$24,200	
Masonry: Brick	10%			LIFE	**	10	\$3,300	
Marble Panels	20%			LIFE	**	10	\$8,800	
Plaster	10%	Now	\$9,900	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Tower, Room 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	
Wood	2%			LIFE	**	5	\$17,500	
Ceilings								
AcousTile,Adhered	5%	Now	\$64,800	2049	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	20%	0-2	\$11,300	2042	**	5	\$12,400	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%			LIFE	**	5-10	\$21,300	
Plaster	50%			LIFE	**	5-10	\$106,300	
Plaster	15%	Now	\$27,500	LIFE	**	5	\$11,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Tower And Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Tower And Throughout</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2049	**			
Free Standing Walls								
Concrete Masonry Unit	100%	0-2	\$46,100	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Concrete Masonry Unit	100%	Now	\$52,000	2049	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND BOROUGH HALL
Asset # : 2041

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	50%	2-4	\$104,500	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	50%	Now	\$438,800	2044	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<hr/>								
Parking/Driveway								
Asphalt	100%			2038	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2049	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 4000 Amperes Circuit Breakers</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$300	
<hr/>								
Raceway								
Conduit	100%			2039	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2028	\$6,700	5	\$100	
Molded Case Bkrs	95%			2037	**	5	\$1,900	
<hr/>								
Wiring								
Braided Cloth	15%	2-4	\$26,100	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	85%			2039	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$500	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,200	
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$23,500	

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND BOROUGH HALL
Asset # : 2041

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2038	**	1	\$29,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 1- 450 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2023	\$1,700	5	\$2,800	
Fuel Storage								
Day Tank								
	50%			2045	**	5	\$7,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 23 Gallons</i>								
Main Tank								
	50%			2069	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 10000 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent								
	85%			2034	**	10	\$59,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent								
	10%			2039	**	10	\$7,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent								
	5%			2024	\$54,400	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Borough President Area</i>								
<i>Explanation : Chandeliers</i>								
Egress Lighting								
Emergency, Service	55%			2034	**	1		
Emergency, Battery	5%			2034	**	10	\$900	
Exit, LED	35%			2057	**	1		
Exit, Service	5%			2029	\$1,400	1		
Exterior Lighting								
HID	70%			2024	\$227,500	10	\$200	
Incandescent	30%			2024	\$82,800	2		
Lightning Protection								
Arresters/Cabling								
Generic	100%			2032	**	5	\$2,200	
Alarm								
Security System								
No Component								
Generic	50%			2034	**	1	\$14,300	
Fire/Smoke Detection								
No Component								
Generic, Digital	30%			2034	**	1-3	\$14,100	

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND BOROUGH HALL
Asset # : 2041

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$75,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%			2039	**	4	\$3,800	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Steam Serves Building 18 The Supreme Court</i>						
Terminal Devices								
Convactor/Radiator	100%			2034	**	1	\$24,600	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2024	\$134,400	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$67,400	
		<i>Not in Service, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement, 1st Floor, 2nd Floor</i>						
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2024	\$49,200	2	\$1,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2034	**	1	\$4,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Ground Floor</i>						
		<i>Explanation : Located On Ground Floor</i>						
Fixtures								
Generic	100%							
Vertical Transport								

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND BOROUGH HALL
Asset # : 2041

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : One Unit From Basement To 4th Floor, One Unit From Basement To Ground Floor</i>					
			<i>Explanation : Two Units</i>					
Fire Suppression	Standpipe							
	Generic	100%			2039		**	1-5 \$38,500
	Sprinkler							
	No Component	80%						
	Generic	20%			2039		**	1-2 \$4,300

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 08-Jul-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 159 **Lot** : 65 **BIN** : 5004530

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$296,300	\$39,900
Interior Architecture		\$57,900
Electrical		\$361,500
Mechanical		\$391,700
Total	\$296,300	\$851,000
Importance Code A	\$296,300	\$39,900
Importance Code B		\$753,200
Importance Code C		\$57,900
Total	\$296,300	\$851,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$32,300			
Interior Architecture	\$54,000	\$3,400		\$1,900
Electrical	\$300	\$900	\$300	\$300
Mechanical	\$4,300	\$9,900	\$4,900	\$2,600
Total	\$90,900	\$14,100	\$5,200	\$4,800
Importance Code A	\$34,100	\$2,000	\$1,800	\$1,800
Importance Code B	\$22,900	\$12,100	\$3,500	\$3,100
Importance Code C	\$33,900			
Total	\$90,900	\$14,100	\$5,200	\$4,800



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
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	\$249,300	LIFE	**	5	\$39,900	
<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+	\$47,000	LIFE	**	5	\$5,600	
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Wood	5%	0-2	\$17,200	2031	**	5	\$6,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Arround Windows</i>								
Windows								
Aluminum	100%	Now	\$9,800	2042	**	5	\$2,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Asphalt Shingle	100%	Now	\$5,300	2035	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	25%			2027	\$89,000	3	\$10,100	
Cast in Place Concrete	5%			LIFE	**	5	\$2,900	
Ceramic Tile	5%	0-2	\$1,400	2029	\$27,000	5	\$700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Cer/Brk	2%			2034	**	5	\$1,200	
Marble Panels	2%			LIFE	**	5	\$400	
Terrazzo	5%	Now	\$1,300	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	56%	Now	\$13,300	2031	**	3	\$5,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
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	\$5,800	2029	\$57,900	5	\$1,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%	Now	\$16,400	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Plaster	70%	Now	\$11,800	LIFE	**	5	\$8,500	
<i>Broken/Missing Elements, Extent : Light, 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	
Ceilings								
Exposed Concrete	20%			LIFE	**	5	\$800	
Plaster	60%			LIFE	**	5	\$10,100	
Plaster	20%	Now	\$4,100	LIFE	**	5	\$3,400	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Courtrooms</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2036	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 600 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	**	5	\$500	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	5%			2034	**	5		
Molded Case Bkrs	95%			2034	**	5	\$500	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	100%			2031	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	90%			2026	\$275,800	10	\$14,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T8 Lamps</i>								
Fluorescent	5%			2026	\$15,300	10	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using Compact Fluorescent Lamps</i>								
Incandescent	5%			2026	\$15,300	2		
Egress Lighting								
Emergency, Battery	50%			2026	\$12,600	10	\$2,200	
Exit, Service	50%			2026	\$3,100	1		
Exterior Lighting								
HID	100%			2026	\$70,400	10	\$100	
Alarm								
Security System								
No Component	50%							
Generic	50%			2026	\$28,200	1	\$3,400	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2046	**	1		
Conversion Equipment								
Steam Boiler	100%			2039	**	1	\$17,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2036	**	4	\$1,300	
Terminal Devices								
Convactor/Radiator	100%			2031	**	1	\$5,800	
Air Conditioning								
Energy Source Electricity	100%			2042	**	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Interior Pkg Unit - Cooling	60%			2027	\$391,700	2	\$700
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Attic</i>					
			<i>Explanation : No Access To Check Refrigerant</i>					
	Window/Wall Unit	20%			2021	\$7,300	1	
	No Component	20%						
Heat Rejection								
	Air Cooled Condenser Unit	60%			2034	**	2	\$7,500
	No Component	40%						
Ventilation								
Distribution								
	Ductwork/Diffusers	60%			LIFE	**	2-5	\$6,000
	No Component	40%						
Exhaust Fans								
	Interior	60%			2031	**	2	\$300
	No Component	40%						
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2031	**	1	
Water Heater								
	Gas Fired	100%			2025	\$10,600	2	\$300
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 1 Unit, 50 Gallons</i>					
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2026	\$2,700	4	\$400
Fixtures								
	Generic	100%						

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

Asset Name : STATEN ISLAND COURTHOUSE
Address : 26 CENTRAL AVENUE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCAS011.000 / 14812 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 199,862 **Project Type** : REAL PROPERTY
Date of Survey : 06-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : **Lot** : **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$1,404,400
Interior Architecture	\$107,100	\$630,400
Electrical	\$36,700	
Mechanical		\$167,800
Total	\$143,700	\$2,202,600
Importance Code A		\$1,404,400
Importance Code B	\$143,700	\$528,500
Importance Code C		\$269,700
Total	\$143,700	\$2,202,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$19,200			
Interior Architecture	\$45,200	\$14,300	\$1,500	\$43,900
Electrical	\$23,200	\$30,200	\$28,500	\$24,200
Mechanical	\$103,400	\$62,400	\$170,800	\$58,600
Elevators/Escalators	\$41,400	\$41,400	\$41,400	\$41,400
Total	\$232,600	\$148,200	\$242,300	\$168,200
Importance Code A	\$29,200	\$9,800	\$10,000	\$10,200
Importance Code B	\$188,000	\$135,400	\$230,800	\$158,000
Importance Code C	\$15,300	\$3,100	\$1,500	
Total	\$232,600	\$148,200	\$242,300	\$168,200



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND COURTHOUSE
Asset # : 14812

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	40%			LIFE	**	5	\$207,000	
Metal Panel	30%			2054	**	5-10	\$569,200	
Pre-Cast Concrete	30%			LIFE	**	5	\$269,100	
Windows								
Aluminum	100%			2050	**	5	\$38,500	
Parapets								
Metal Panel	60%			2054	**	5	\$33,100	
Pre-Cast Concrete	40%			LIFE	**	5	\$35,900	
Roof								
IRMA/Protected Membrane	20%			2036	**	10	\$21,800	
Metal Panel	5%			2045	**	10	\$10,000	
Roll Roofing	50%			2029	\$232,600	5	\$90,700	
Not Accessible	25%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 4th Floor North And South Areas</i>								
<i>Explanation : Green Roof</i>								
Soffits								
Metal Panel	100%			2054	**	5-10		
Interior								
Floors								
Carpet	20%			2029	\$790,900	3	\$119,700	
Cast in Place Concrete	10%			LIFE	**	5	\$65,400	
Ceramic Tile	5%			2041	**	5	\$15,000	
Terrazzo	50%			LIFE	**	5	\$116,900	
Vinyl Tile	10%			2036	**	3	\$11,200	
Wood	5%			2063	**	5	\$28,000	
Interior Walls								
Ceramic Tile	1%			2041	**	5	\$6,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$24,500	
Fabric on Framing	1%			2032	**	5	\$3,100	
Glass: Single Pane	5%			LIFE	**	5	\$23,000	
Gypsum Board	60%			LIFE	**	5	\$220,700	
Metal Panel	20%			LIFE	**			
Metal Coiling Doors	1%			2050	**	5	\$30,700	
Wood	2%			LIFE	**	5	\$49,000	
Ceilings								
AcousTileConcealSpLn	20%			2045	**	5	\$71,400	
AcousTileSusp.Lay-In	50%			2045	**	5	\$142,700	
Exposed Concrete	10%			LIFE	**	5	\$4,500	
Gypsum Board	20%			LIFE	**	5	\$71,400	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2072	**			
Site Pavements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 COURTHOUSE
Asset # : 14812

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2045	**			
------------------------	------	--	--	------	----	--	--	--

Parking/Driveway

Asphalt	100%			2041	**			
---------	------	--	--	------	----	--	--	--

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2048	**	5	\$900	
---------------	------	--	--	------	----	---	-------	--

*Other Observation, Extent : Light, Area Affected : 100%**Location : Lower Level**Explanation : 2-2500 Amperes Main Switches, 1-1000 Amperes Switch*

Switchgear / Switchboard

Air Circuit Breaker	100%			2048	**	5	\$1,000	
---------------------	------	--	--	------	----	---	---------	--

Raceway

Conduit	100%			2048	**	1		
---------	------	--	--	------	----	---	--	--

Panelboards

Fused Disc Sw	20%			2044	**	5	\$900	
---------------	-----	--	--	------	----	---	-------	--

Molded Case Bkrs	80%			2044	**	5	\$4,200	
------------------	-----	--	--	------	----	---	---------	--

Wiring

Thermoplastic	100%			2048	**	1		
---------------	------	--	--	------	----	---	--	--

Motor Controllers

Locally Mounted	100%			2041	**	5	\$1,300	
-----------------	------	--	--	------	----	---	---------	--

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,900	
---------	------	--	--	------	----	---	---------	--

Stand-by Power

Transfer Switches

Automatic	100%			2041	**	1	\$61,500	
-----------	------	--	--	------	----	---	----------	--

*Other Observation, Extent : Light, Area Affected : 100%**Location : Lower Level**Explanation : 5-1200 Amperes, 1-600 Amperes, 1-260 Amperes, 1-60 Amperes*

Generators

Diesel	100%			2037	**	1	\$77,400	
--------	------	--	--	------	----	---	----------	--

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside In Service Loading Dock Area**Explanation : 120 Volts 3 Phase 1250 Kva*

Batteries

Lead/Acid	100%			2022	\$1,600	5	\$7,400	
-----------	------	--	--	------	---------	---	---------	--

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND COURTHOUSE
Asset # : 14812

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2044	**	5	\$18,500	
Main Tank	50%			2056	**	5	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground In Service Loading Dock</i>								
<i>Explanation : 8000 Gallons Shared With Boilers</i>								
Lighting								
Interior Lighting								
Fluorescent	20%			2033	**	10	\$36,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 10%</i>								
<i>Location : In Lobby</i>								
<i>Motion Sensors in Use, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 20%</i>								
<i>Location : Service Corridors</i>								
LED	80%			2033	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Service	50%			2033	**	1		
Exit, LED	50%			2056	**	1		
Exterior Lighting								
LED	20%			2033	**			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2056	**	5	\$5,900	
Alarm								
Security System								
No Component	50%							
Generic	50%			2033	**	1	\$37,300	
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2033	**	1-3	\$61,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	1%			2054	**	1		
Interruptible Gas/Dual Fuel	99%			2054	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside, Rear Of The Building</i>								
<i>Explanation : 1 Fuel Oil Tank, Capacity 8000 Gallons</i>								

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND COURTHOUSE
Asset # : 14812

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	99%			2045	**	1	\$97,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Radiant Heater	1%			2036	**	2	\$900	
Distribution								
Hot Wtr Piping/Pump	100%			2050	**	4	\$9,900	
Terminal Devices								
Convactor/Radiator	50%			2045	**	1	\$32,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Peripheral Spaces Of The Building</i>								
<i>Explanation : Serve Peripheral Spaces Of The Building. Under Floor Radiant Heating System Floors 4, 3 And 2 Hallway By Elevators.</i>								
Unit Heater - Hot Water	10%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Amd 6th Floor</i>								
<i>Explanation : Serve Basement Mechanical And Electrical Rooms. 6th Floor Mechanical Room.</i>								
No Component	40%							
Air Conditioning								
Energy Source Electricity	100%			2050	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2041	**	1	\$205,500	
No Component	5%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2054	**	4	\$3,000	
Ductwork/Diffusers	70%			LIFE	**	2	\$182,000	
Terminal Devices								
Air Handler/Cool/Ht	95%			2036	**	1	\$117,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms Basement And 6th Floor</i>								
<i>Explanation : 11 Units. Provide Cooling To Both Peripheral And Interior Zone Spaces. Heating Only To The Interior Zone Spaces.</i>								
Fan Coil - 2 Pipe	5%			2036	**	1	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 22 Units Serve Mainly Telecommunication, Control, Elevator Machine, Server, Radio, Electrical Room.</i>								
Heat Rejection								
Water Cooling Tower	100%			2032	**	2	\$201,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 6th Floor, Outside</i>								
<i>Explanation : 2 Unites</i>								

Ventilation

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND COURTHOUSE
Asset # : 14812

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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	\$111,400
Exhaust Fans								
	Interior	10%			2036	* *	2	\$600
	Roof	90%			2036	* *	2	\$5,500
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2054	* *	1	
Water Heater								
	Gas Fired	100%			2027	\$118,200	2	\$2,900
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 2 Units. Capacity 300 Gallons Each.</i>							
Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1	
Backflow Preventer								
	Generic	100%			2038	* *	1	\$12,200
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room And Water Meter Room</i>							
	<i>Explanation : 3 Water Main Services Each With Back Flow Preventer.</i>							
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	* *		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : L L - 4, L L - 5, L L - 6</i>							
	<i>Explanation : 6 Units. 1 Unit From L L - 6, 4 Units From L L - 5, 1 Unit From L L - 4.</i>							
Fire Suppression								
Standpipe								
	Generic	100%			2054	* *	1-5	\$100,800
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Staircases</i>							
	<i>Explanation : 2 Main Stair Cases Have Stand Pipe System.</i>							
Sprinkler								
	Generic	100%			2054	* *	1-2	\$56,000
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : All Floors</i>							
	<i>Explanation : Dry System For Garage Only. Wet For The Rest Of The Building.</i>							
Fire Pump								
	Generic	100%			2041	* *	1	\$37,300

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 08-Jul-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 542 **Lot** : 9 **BIN** : 5014078

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$739,300	\$44,900
Interior Architecture	\$77,700	\$141,600
Electrical	\$193,900	\$223,900
Mechanical		\$620,100
Total	\$1,010,900	\$1,030,400
Importance Code A	\$739,300	\$44,900
Importance Code B	\$271,600	\$985,500
Total	\$1,010,900	\$1,030,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$8,000	\$7,400		
Interior Architecture	\$32,500	\$1,800	\$49,000	\$2,000
Electrical	\$700	\$6,900	\$400	\$400
Mechanical	\$7,900	\$36,700	\$4,000	\$2,900
Total	\$49,100	\$52,900	\$53,400	\$5,300
Importance Code A	\$10,100	\$9,800	\$2,100	\$2,100
Importance Code B	\$13,600	\$43,000	\$51,300	\$3,200
Importance Code C	\$25,400			
Total	\$49,100	\$52,900	\$53,400	\$5,300



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$420,800	LIFE	**	5	\$44,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor Level At 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	\$62,600	LIFE	**	5	\$3,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Entrance</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Main Entrance</i>								
Windows								
Aluminum	100%	Now	\$39,200	2042	**	5	\$2,300	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	Now	\$66,200	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, 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 : Moderate, Area Affected : 60%</i>								
<i>Location : Inside Face</i>								
Masonry: Limestone	10%	Now	\$8,000	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	90%	Now	\$150,500	2031	**			
<i>Broken/Missing Elements, Extent : Light, 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%			2041	**	10	\$7,400	
Interior								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2022	\$47,200	3	\$5,400	
Cast in Place Concrete	10%			LIFE	**	5	\$7,800	
Mosaic Tile	5%			2039	**	5	\$4,500	
Marble Panels	5%			LIFE	**	5	\$1,300	
Terrazzo	25%			LIFE	**	5	\$7,000	
Vinyl Tile	45%	0-2	\$7,100	2026	\$141,600	3	\$6,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	10%	0-2	\$5,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2035	**	5	\$2,000	
Masonry: Brick	5%	Now	\$8,200	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
Marble Panels	5%			LIFE	**			
Plaster	65%	0-2	\$10,900	LIFE	**	5	\$7,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	10%			LIFE	**	5	\$16,200	
Ceilings								
AcousTileSusp.Lay-In	10%			2031	**	5	\$3,600	
Exposed Concrete	10%			LIFE	**	5	\$600	
Plaster	80%	Now	\$77,700	LIFE	**	5	\$17,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2026	\$5,000	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2026	\$75,900	5	\$600	
Raceway								
Conduit	100%			2026	\$36,500	1		

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2025	\$1,500	5		
Molded Case Bkrs	95%			2025	\$29,400	5	\$500	
Wiring								
Thermoplastic	100%			2026	\$53,300	1		
Motor Controllers								
Locally Mounted	100%			2024	\$58,100	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	20%			2021	\$73,200	10	\$3,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	70%			2034	**	10	\$13,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	10%			2021	\$36,600	10	\$2,000	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Court Room, Lobby And 1st Floor</i>						
Egress Lighting								
Emergency, Battery	50%			2026	\$15,000	10	\$2,600	
Exit, LED	50%			2061	**	1		
Exterior Lighting								
HID	100%			2021	\$84,100	10	\$100	
Alarm								
Security System								
No Component	50%							
Generic	50%			2026	\$33,700	1	\$4,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : CCTV Surveillance Camera System</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2036	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2043	* *	1	\$21,300	
<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 Central Plant Steam Piping/Pmp	100%			2026	\$353,000	4	\$1,100	
Terminal Devices Convactor/Radiator	100%			2024	\$111,600	1	\$6,900	
Air Conditioning								
Energy Source Electricity	100%			2034	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	30%	0-2	\$5,100	2031	* *	2	\$300	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1 Of 3 Units Not Working In The Court Rooms</i>								
<i>R-134a Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : 3 Units, Court Rooms</i>								
Window/Wall Unit	70%			2021	\$30,400	1		
Ventilation								
Distribution Ductwork/Diffusers No Component	30%			LIFE	* *	2-5	\$3,600	
Exhaust Fans Roof No Component	30%			2026	\$10,400	2	\$200	
Plumbing								
H/C Water Piping Brass/Copper	100%			2026	\$155,500	1		
Water Heater Gas Fired	100%			2025	\$12,700	2	\$300	
<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, 74 Gal</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%			2021	\$3,200	4	\$700	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 06-Jul-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1,2
Block : 9 **Lot** : 22 **BIN** : 5000090

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,831,800	\$571,700
Interior Architecture		\$149,900
Electrical		\$242,500
Mechanical		\$196,600
Total	\$1,831,800	\$1,160,700
Importance Code A	\$1,831,800	\$571,700
Importance Code B		\$588,900
Total	\$1,831,800	\$1,160,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				
Interior Architecture		\$900	\$2,000	\$2,400
Electrical	\$5,000	\$200	\$200	\$17,100
Mechanical	\$1,700	\$13,300	\$2,300	\$1,800
Total	\$6,700	\$14,400	\$4,500	\$21,300
Importance Code A	\$1,100	\$1,100	\$1,100	\$1,200
Importance Code B	\$5,600	\$13,400	\$3,400	\$20,100
Importance Code C				
Total	\$6,700	\$14,400	\$4,500	\$21,300



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	100%	Now	\$1,831,800	LIFE	**	5	\$389,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Explanation : Sidewalk Shed In Place</i>								
Windows								
Aluminum	100%			2044	**	5	\$4,500	
Parapets								
Masonry: Brick	30%			LIFE	**	5	\$700	
Not Accessible	70%							
Roof								
Modified Bitumen	40%			2028	\$182,100	10	\$11,900	
Not Accessible	60%							
Interior								
Floors								
Carpet	5%			2024	\$19,400	3	\$2,000	
Cast in Place Concrete	7%			LIFE	**	5	\$4,100	
Ceramic Tile	2%			2031	**	5	\$500	
Marble Panels	3%			LIFE	**	5	\$600	
Quarry Tile	5%			2033	**	5	\$2,000	
Terrazzo	20%			LIFE	**	5	\$4,200	
Vinyl Tile	58%			2028	\$149,900	3	\$5,900	
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$2,400	
Masonry: Brick	15%			LIFE	**			
Plaster	60%			LIFE	**	5	\$7,300	
Wood	10%			LIFE	**	5	\$16,200	
Ceilings								
AcousTileSusp.Lay-In	10%			2033	**	5	\$2,700	
Exposed Concrete	10%			LIFE	**	5	\$400	
Plaster	80%			LIFE	**	5	\$13,500	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	**			
On-Site Walkways								
Cast in Place Concrete	20%			2033	**			
Pavers/Stone	80%			2031	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
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%			2028	\$2,800	5	\$300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Switch Rated At 350 Amperes</i>						
Raceway								
Conduit	90%			2028	\$14,100	1		
Conduit	10%			2038	**	1		
Panelboards								
Molded Case Bkrs	90%			2027	\$30,400	5	\$300	
Molded Case Bkrs	10%			2036	**	5		
Wiring								
Braided Cloth	25%	2-4	\$4,900	2053	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Throughout</i>						
Thermoplastic	75%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2026	\$42,200	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2028	\$200,300	10	\$9,900	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Battery	50%			2023	\$8,200	10	\$1,300	
Exit, Battery	50%			2023	\$7,000	10	\$400	
Exterior Lighting								
HID	50%			2028	\$23,000	10		
No Component	50%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$11,100	1	\$1,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Lobby, Waiting Room And Outside</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2038	**	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2041	**	1	\$10,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Boiler</i>								
Distribution Steam Piping/Pump	100%			2028			\$50,500	
Terminal Devices Convactor/Radiator	100%			2026	\$61,100	1	\$3,500	
Air Conditioning								
Energy Source Electricity	100%			2036	**	1		
Conversion Equipment Window/Wall Unit No Component	50%			2021	\$11,900	1		
Distribution Ductwork/Diffusers No Component	15%			LIFE	**	2	\$2,100	
Terminal Devices No Component Not Accessible	85%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Air Handling Unit In One Of The Locked Rooms. It Serves The Offices In The Basement.</i>								
Heat Rejection Air Cooled Condenser Unit	15%			2028	\$1,700	2	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside, Rear Of The Building</i>								
<i>Explanation : 1 Unit</i>								
No Component	85%							
Ventilation								
Distribution Ductwork/Diffusers No Component	10%			LIFE	**	2-5	\$600	
Exhaust Fans Wall Unit No Component	10%			2023	\$400	2		
Plumbing								
H/C Water Piping Brass/Copper	100%			2028	\$85,100	1		
Water Heater Gas Fired	100%			2026	\$7,000	2	\$200	
Sanitary Piping Cast Iron	100%			LIFE	**	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 03-Jul-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1,2,3,4
Block : 7 **Lot** : 12 **BIN** : 5000064

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$138,400	\$142,200
Interior Architecture	\$105,200	\$105,900
Electrical	\$175,800	\$1,045,400
Mechanical	\$97,400	\$841,300
Site Pavements	\$226,000	
Total	\$742,800	\$2,134,900
Importance Code A	\$138,400	\$142,200
Importance Code B	\$378,400	\$1,992,700
Importance Code C	\$226,000	
Total	\$742,800	\$2,134,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				
Interior Architecture	\$2,700	\$17,000	\$3,600	\$2,900
Electrical	\$5,600	\$6,700	\$5,600	\$12,700
Mechanical	\$9,500	\$3,900	\$14,600	\$13,300
Site Enclosure	\$8,500			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$34,200	\$35,500	\$31,700	\$36,800
Importance Code A				\$200
Importance Code B	\$23,000	\$34,300	\$31,700	\$36,700
Importance Code C	\$11,100	\$1,100		
Total	\$34,200	\$35,500	\$31,700	\$36,800



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Limestone	100%			LIFE	**	5	\$96,900	
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Pigeon Netting Missing</i>								
<hr/>								
Windows								
Aluminum	90%			2044	**	5	\$13,200	
Wood	10%	Now	\$46,300	2053	**	5	\$7,300	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 3rd Floor Has Original Wood Casement Windows</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 3rd Floor Casement Windows</i>								
<hr/>								
Parapets								
Masonry: Limestone	100%			LIFE	**	5	\$9,900	
<hr/>								
Roof								
Metal Panel	85%			2033	**	10	\$92,100	
Modified Bitumen	5%			2028		10	\$3,000	
Skylight, Metal/Glass	10%			2048	**	10	\$19,700	
<hr/>								
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
<hr/>								
Interior								
Floors								
Carpet	20%			2027	\$332,700	3	\$34,700	
Cast in Place Concrete	5%			LIFE	**	5	\$12,600	
Ceramic Tile	5%			2037	**	5	\$5,800	
Marble Panels	15%			LIFE	**	5	\$13,000	
Terrazzo	20%			LIFE	**	5	\$18,100	
Vinyl Tile	30%			2033	**	3	\$13,000	
Vinyl Tile	5%			2028	\$55,400	3	\$2,200	
<hr/>								
Interior Walls								
Cast in Place Concrete	4%			LIFE	**			
Cast in Place Concrete	1%	0-2	\$2,700	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room B10-b S Water Infiltration At Heavy Rains</i>								
<hr/>								
Cast Stone/Terra Cotta	10%			LIFE	**			
Ceramic Tile	3%			2031	**	5	\$2,200	
Masonry: Brick	5%			LIFE	**			
Plaster	10%			LIFE	**	5	\$2,200	
Plaster	55%			LIFE	**	5	\$12,300	
SGFT/Glazed Masonry	2%			LIFE	**			
Wood	10%			LIFE	**	5	\$29,900	

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

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Ceilings									
AcousTileConcealSpLn	10%	0-2	\$63,200	2041	**	5	\$7,200		
<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%			2033	**	5	\$5,800		
Exposed Concrete	5%	Now	\$41,900	LIFE	**	5	\$900		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location :</i>									
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement Storage Room</i>									
Glass: Susp Panels	10%			LIFE	**				
Plaster	15%			LIFE	**	5	\$10,800		
Plaster	55%			LIFE	**	5	\$39,700		
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2048	**				
Free Standing Walls									
Concrete Masonry Unit	100%	4+	\$8,500	2038	**				
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>									
<i>Location : Baluster Along Southeast Walls Missing</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2033	**				
On-Site Walkways									
Cast in Place Concrete	25%	0-2	\$72,900	2041	**				
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Northwest Area Along Building (Schuyler Street)</i>									
Pavers/Stone	25%	Now	\$153,100	2037	**				
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Entrance Stairs At Schuyler Street and Richmond Corner</i>									
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Entrance Stairs</i>									
<i>Spalling, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Entrance Stairs</i>									
Pavers/Stone	50%			2031	**				

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

Under 600 Volts

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Air Circuit Breaker	100%			2048	**	5	\$300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Low Voltage Power Circuit Breaker Rated At 4000 Amperes</i>								
Switchgear / Switchboard								
	Molded Case Bkrs	100%			2054	**	5	\$1,700
Raceway								
	Conduit	100%			2048	**	1	
Panelboards								
	Molded Case Bkrs	100%			2044	**	5	\$1,700
Wiring								
	Thermoplastic	100%			2048	**	1	
Motor Controllers								
	Locally Mounted	100%			2041	**	5	\$400
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$900
Stand-by Power								
Transfer Switches								
	Automatic	100%			2045	**	1	\$19,400
Lighting								
Interior Lighting								
	Fluorescent	85%			2028	\$996,200	10	\$49,300
<i>T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Fluorescent	10%			2023	\$117,200	10	\$5,800
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Incandescent	5%			2023	\$58,600	2	\$100
Egress Lighting								
	Emergency, Service	50%			2033	**	1	
	Exit, Service	50%			2033	**	1	
Exterior Lighting								
	HID	100%			2033	**	10	\$200
Lightning Protection								
Arresters/Cabling								
	Generic	100%			2043	**	5	\$1,900
Alarm								
Security System								
	No Component	50%						
	Generic	50%			2033	**	1	\$11,800
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

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

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

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

Alarm

Fire/Smoke Detection

No Component

30%

Generic, Analog

70%

2033

* *

1-3

\$27,300

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

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

Heating

Energy Source

Plant Campus Steam /
PRV

100%

2038

* *

1

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Steam Provided From Adjacent Borough Hall Building*

Distribution

Steam Piping/Pump

100%

2038

* *

Terminal Devices

Convactor/Radiator

100%

2026

\$357,500

1

\$20,400

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Conversion Equipment

Window/Wall Unit

70%

2023

\$97,400

1

No Component

30%

Distribution

Ductwork/Diffusers

30%

LIFE

* *

2

\$24,700

No Component

70%

Terminal Devices

Air Handler/Dir

30%

2033

* *

1

Expansion

*Other Observation, Extent : Light, Area Affected : 100%**Location : Attic, Mezzanine And Corrections Area**Explanation : 5 Units In Attic. 3 Units In Mezzanine. 1 Unit In The Corrections Area (Holding Area).*

No Component

70%

Heat Rejection

Air Cooled Condenser
Unit

30%

2028

\$28,300

2

\$13,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof And Cortyard**Explanation : 3 Units In Courtyard. 8 Units On The Roof.*

No Component

70%

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
STATEN ISLAND SUPREME COURT
Asset # : 2042

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$10,600	
No Component	70%							
Exhaust Fans								
Interior	20%			2028	\$47,500	2	\$400	
Roof	10%			2028	\$11,100	2	\$200	
Wall Unit	1%			2028	\$200	2		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Corrections Area Water Main Service Room</i>						
		<i>Explanation : 1 Unit.</i>						
No Component	69%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2028	\$348,400	1		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Domestic Hot Water Provided From Adjacent Borough Hall Building.</i>						
Galvanized Steel	30%			2026	\$87,900	1		
Water Heater								
Electric	1%			2026	\$600	4		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Attic</i>						
		<i>Explanation : 1 Small Unit Serving One Bathroom Only.</i>						
No Component	99%							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	99%			LIFE	**	1		
Cast Iron	1%	Now	\$1,400	LIFE	**	1		
		<i>Cracked, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement Custodian Supply Room B10-b</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement Custodian Supply Room B10-b</i>						
		<i>Explanation : Cracked And Leaky Pipe - 10 LF</i>						
Backflow Preventer								
Generic	100%			2033	**	1	\$3,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Corrections Area Water Main Service Room.</i>						
		<i>Explanation : 2 Water Main Services With 2 Back Flow Preventer.</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 3rd Floor</i>						
		<i>Explanation : 2 Units</i>						

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Standpipe							
	Generic	100%		2038	* *	1-5	\$33,000	
	Sprinkler							
	No Component	75%						
	Generic	25%		2038	* *	1-2	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Sprinkler System Only In Basement.</i>								

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 21-Jul-2015 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,5,6,7
Block : 153 **Lot** : 1 **BIN** : 1079215

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$6,280,700	\$1,565,100
Interior Architecture	\$1,353,600	\$2,622,200
Electrical	\$269,800	\$284,500
Mechanical	\$1,492,000	\$4,778,500
Total	\$9,396,100	\$9,250,400
Importance Code A	\$6,280,700	\$1,647,500
Importance Code B	\$2,546,600	\$7,461,700
Importance Code C	\$568,800	\$141,200
Total	\$9,396,100	\$9,250,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$35,400	\$40,800	\$12,100	
Interior Architecture	\$28,400	\$53,700	\$44,000	\$22,000
Electrical	\$33,100	\$29,400	\$45,100	\$25,900
Mechanical	\$165,500	\$70,900	\$178,700	\$70,400
Elevators/Escalators	\$41,400	\$41,400	\$41,400	\$41,400
Total	\$303,900	\$236,200	\$321,400	\$159,800
Importance Code A	\$44,100	\$50,100	\$20,800	\$8,700
Importance Code B	\$250,900	\$186,100	\$300,500	\$151,000
Importance Code C	\$8,900			
Total	\$303,900	\$236,200	\$321,400	\$159,800



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Iron	3%	4+	\$22,200	LIFE		**		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Storefront Facades</i>								
Copper/Terne	8%	Now	\$85,300	2046		**		
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Courtyard Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 5th Floor Offices, North Wing</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 6th And 7th Floors</i>								
<i>Explanation : Located In Interior Courtyard</i>								
Fiberglass Panel	2%			2039		**	\$14,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Below Parapet Wall</i>								
<i>Explanation : Horizontal Banding</i>								
Masonry: Brick	10%	Now	\$134,900	LIFE		**	\$19,800	
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse And Interior Courtyard</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Areas - Interior Courtyard</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above Windows</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouses</i>								
Masonry: Marble	71%	0-2	\$5,731,600	LIFE		**	\$105,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations - All Facades</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations - All Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Cornice And Window Entablatures</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Above Storefront, All Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : All Facades</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 8%</i>								
<i>Location : Chambers Street And Reade Street Facades, Eastern Bays</i>								
Metal Panel	3%			2046		**	\$40,900	
<i>Deformed/Dented, Extent : Light, Area Affected : 15%</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
SUN BUILDING
Asset # : 2055

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	3%			2046	**	5-10	\$40,900	
<i>Location : Interior Courtyard</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reade Street Elevation</i>								
<i>Explanation : Basement Windows</i>								
Metal Coiling Doors	3%			2031	**	5	\$18,600	
Windows								
Aluminum	2%			2042	**	5	\$1,200	
Metal Louvers	3%			2035	**	10	\$11,500	
Steel	3%			2042	**	5	\$23,000	
Wood	92%	0-2	\$119,700	2042	**	5	\$282,100	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Window Casings - Exterior Facades</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	10%	4+	\$7,900	LIFE	**	5	\$1,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Courtyard Parapet</i>								
Metal Cornice	15%			2061	**	10	\$5,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Balustrades And Entablatures</i>								
<i>Explanation : Cornice Material Actually Fiberglass</i>								
Metal Panel	5%			2046	**	5	\$2,300	
Metal Rail	60%			2039	**	5-10	\$131,300	
Metal Rail	10%			2031	**	5-10	\$21,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior Court</i>								
<i>Explanation : Wrought Iron</i>								
Roof								
Copper/Terne	15%	Now	\$5,300	2041	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor Offices From 6th Floor Terraces Above</i>								
Modified Bitumen	75%	2-4	\$209,200	2026	\$1,046,200			
<i>Alligating, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Perimeter Corners</i>								
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ridging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Skylight, Metal/Glass	10%			2046	**	10	\$30,400	
Interior								

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	20%			2025	\$1,268,100	3	\$132,100		
Cast in Place Concrete	10%	Now	\$155,000	LIFE	**	5	\$96,300		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Sub-basement / Basement</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Sub-basement / Basement</i>									
Ceramic Tile	5%			2029	\$481,300	5	\$22,000		
Marble Panels	5%			LIFE	**	5	\$16,500		
Terrazzo	15%			LIFE	**	5	\$51,600		
Vinyl Tile	40%	4+	\$337,900	2026	\$1,689,400	3	\$66,100		
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout Dob Offices</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Wood	5%			2041	**	5	\$41,300		
Interior Walls									
Cast in Place Concrete	2%	Now	\$223,900	LIFE	**				
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Chiller Room, Sublevel Garage</i>									
<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	**				
Gypsum Board	60%			LIFE	**	5	\$141,200		
Masonry: Brick	10%	Now	\$344,900	LIFE	**				
<i>Spalling, Extent : Severe, Area Affected : 15%</i>									
<i>Location : Basement, Steam Room, Sidewalk Vault At Reade St</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Basement, Steam Room, Sidewalk Vault At Reade St</i>									
Plaster	5%	Now	\$8,900	LIFE	**	5	\$5,900		
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Basement Corridor Outside Chief Engineer Office</i>									
Plaster	3%			LIFE	**	5	\$3,500		

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	15%			2031	**	5	\$66,100	
AcousTileSusp.Lay-In	55%			2031	**	5	\$242,200	
Exposed Concrete	10%	Now	\$79,900	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Chiller Room</i>								
Masonry:Vault Struct	5%	Now	\$90,900	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vault Under Sidewalk - Reade Street</i>								
<i>Loose Units, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vault Under Sidewalk - Reade Street</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Sidewalk Vault - Reade Street</i>								
Plaster	15%	Now	\$19,600	LIFE	**	5	\$41,300	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Corridor Leading To Loading Docks</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Ampere, One 2000 Ampere And One 1600 Ampere Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2039	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Three 45 Kva 208hv - 208/120lv</i>								
Switchgear / Switchboard								
Fused Disc Sw	60%			2046	**	5	\$800	
Molded Case Bkrs	40%			2046	**	5	\$3,100	
Raceway								
Conduit	60%			2046	**	1		
Conduit	40%			2026		1	\$284,500	
Panelboards								
Molded Case Bkrs	100%			2042	**	5	\$7,700	
Wiring								
Thermoplastic	100%			2046	**	1		

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	70%			2039	**	5	\$1,400	
Variable Frequency Drive	30%			2043	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Engineers Office</i>								
<i>Explanation : Most Of The Controllers Are Monitored By Bms</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$90,500	
Generators								
Diesel	100%			2035	**	1	\$113,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room Sub-basement</i>								
<i>Explanation : One 450 Kilowatt</i>								
Batteries								
Lead/Acid	100%			2020	\$1,700	5	\$10,900	
Fuel Storage								
Day Tank	50%			2042	**	5	\$27,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Sub-basement</i>								
<i>Explanation : One 125 Gallon</i>								
Main Tank	50%			2054	**	5	\$4,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : One 550 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2031	**	10	\$242,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2031	**	10	\$27,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</i>								
Egress Lighting								
Emergency, Service	60%			2031	**	1		
Exit, LED	40%			2054	**	1		
Exterior Lighting								
HID	100%			2031	**	10	\$900	
Alarm								
Security System								
No Component	95%							
Generic	5%			2034	**	1	\$5,500	

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

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

Alarm

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2031	**	1-3	\$54,400	

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

Heating

Energy Source

Utility Steam	100%			2046	**	1		
---------------	------	--	--	------	----	---	--	--

Conversion Equipment

Heat Exchanger, Plate & Frame	60%			2035	**	1	\$87,300	
Pres. Reducing Valve/LP Steam	40%			2029	\$82,300	5	\$7,000	

Distribution

Hot Wtr Piping/Pump	90%			2042	**	4	\$13,100	
Central Plant Steam Piping/Pmp	10%			2036	**	4	\$2,200	

Terminal Devices

Unit Heater - Steam	2%			2031	**	4	\$500	
No Component	80%							

Other Observation, Extent : Light, Area Affected : 0%

Location : Throughout The Building

Explanation : Fan Coil Units At Each Window Provide Heating And Cooling - Covered Under A C

No Component	18%							
--------------	-----	--	--	--	--	--	--	--

Other Observation, Extent : Light, Area Affected : 0%

Location : Mechanical Rooms On Each Floor

Explanation : Air Handlers Are Covered Under A C System

Air Conditioning

Energy Source

Electricity	100%			2042	**	1		
-------------	------	--	--	------	----	---	--	--

Conversion Equipment

Centrifugal, Elec Chiller	100%			2029	\$3,517,900	1	\$318,400	
---------------------------	------	--	--	------	-------------	---	-----------	--

R-134a Refrigerant, Extent : Light, Area Affected : 100%

Location : Basement

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

Location : Basement

Explanation : 2 Units

Distribution

CW & CHW Wtr Pipe/Pump	100%			2046	**	4	\$14,500	
------------------------	------	--	--	------	----	---	----------	--

Terminal Devices

Air Handler/Cool/Ht	20%			2031	**	1	\$36,400	
Fan Coil - 4 Pipe	80%			2031	**	1	\$76,000	

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Heat Rejection								
	Water Cooling Tower	100%			2020	\$1,179,600	2	\$296,100
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$164,100
Exhaust Fans								
	Interior	80%			2026	\$884,700	2	\$7,200
	Roof	20%			2026	\$103,200	2	\$1,800
Plumbing								
H/C Water Piping								
	Brass/Copper	25%			2036	**	1	
	Galvanized Steel	75%			2031	**	1	
Water Heater								
	Electric	100%			2021	\$273,800	4	\$2,600
HW Heat Exchanger								
	High Temp	80%			2036	**	4	\$34,900
	Steam Fired	20%			2036	**	4	\$8,700
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%			2020	\$10,500	4	\$9,300
Backflow Preventer								
	Generic	100%			2026	\$79,000	1	\$18,000
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Freight Sub-basement : 8th Floor; Passengers From 1 : 7th Floor</i>							
	<i>Explanation : One Freight Unit And 5 Passenger Units</i>							
Fire Suppression								
Standpipe								
	Generic	100%			2046	**	1-5	\$148,300
Sprinkler								
	Generic	100%			2046	**	1-2	\$82,400
Fire Pump								
	Generic	100%			2035	**	1	\$54,900

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

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 10-Jul-2015 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,5,7,8
Block : 153 **Lot** : 24 **BIN** : 1001670

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$4,079,600	\$719,000
Interior Architecture	\$2,858,000	\$1,335,100
Electrical	\$3,037,500	\$1,910,100
Mechanical	\$1,971,700	\$370,800
Total	\$11,946,800	\$4,335,000
Importance Code A	\$4,079,600	\$920,800
Importance Code B	\$6,281,400	\$2,591,200
Importance Code C	\$1,585,800	\$823,000
Total	\$11,946,800	\$4,335,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$2,200			\$2,500
Interior Architecture	\$7,600	\$13,000	\$5,700	
Electrical	\$10,300	\$68,800	\$10,100	\$8,300
Mechanical	\$73,400	\$51,200	\$48,000	\$24,800
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$132,900	\$172,500	\$103,200	\$75,000
Importance Code A	\$2,800	\$1,100	\$600	\$3,100
Importance Code B	\$130,100	\$171,400	\$102,600	\$71,900
Importance Code C				
Total	\$132,900	\$172,500	\$103,200	\$75,000



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

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

Asset # : 2052

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Bronze/Brass	5%			LIFE		**		
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 7th Floor</i>								
<i>Explanation : Dormer Windows</i>								
Masonry: Granite	95%	0-2	\$648,400	LIFE		**	5	\$178,700
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Decorative Elements - Interior Courtyard</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 85%</i>								
<i>Location : All Exterior Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Courtyard</i>								
Windows								
Wood	100%	Now	\$2,819,700	2051		**	5	\$332,300
<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>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost 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
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Copper/Terne	5%	Now	\$2,200	2054	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 16%</i>								
<i>Location : 6th Floor Cornice</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor Courtrooms From 6th Floor Cornice</i>								
Metal Panel	3%			2043	**	10	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 7th Floor</i>								
<i>Explanation : Dormer Windows</i>								
Modified Bitumen	30%			2026	\$208,000	10	\$13,600	
Skylight, Metal/Glass	27%	Now	\$611,500	2036	**			
<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>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Skylight Over Rotunda.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rotunda Over Lobby</i>								
Slate	35%			LIFE	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mansard Roof</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$66,200	
Ceramic Tile	5%			2035	**	5	\$15,100	
Mosaic Tile	40%	2-4	\$612,700	2031	**	5	\$151,300	
<i>Horizontal Cracks, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd - 5th Floor Lobbies</i>								
Marble Panels	15%	2-4	\$231,900	LIFE	**	5	\$34,000	
<i>Horizontal Cracks, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stair Treads; Various Locations.</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair Treads, Various Locations</i>								
Terrazzo	15%	2-4	\$119,000	LIFE	**	5	\$35,500	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : 8th Floor Hallway.</i>								
Vinyl Tile	15%			2034	**	3	\$17,000	

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

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES**

Asset # : 2052

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	3%			2029	\$686,300	5	\$22,000	
Masonry: Brick	10%			LIFE	**			
Metal Panel	5%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Radiator And Vent Covers, Electrical Panels</i>								
<i>Explanation : Decorative Bronze Grilles</i>								
Marble Panels	20%	Now	\$1,585,800	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Perimeter Radiators In Corridors, Offices, Judges Chambers.</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Decorative Treatments At Doors - 1st Floor And Basement Level</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	
Plaster	52%			LIFE	**	5	\$114,600	
Ceilings								
AcousTile,Adhered	5%			2031	**	5	\$25,900	
Glass: Susp Panels	10%	0-2	\$43,900	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lobby Rotunda</i>								
Mosaic Tile	5%			LIFE	**	1		
Plaster	20%	0-2	\$34,400	LIFE	**	5	\$64,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th Floor Court Room Ceiling.</i>								
Plaster	60%	Now	\$230,200	LIFE	**	5	\$194,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Sub-basement Ceiling.</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2026	\$62,000	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room (Sub-basement)</i>								
<i>Explanation : Two 2000 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	30%			2026	\$26,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room (Basement)</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	20%			2046	**	5	\$200	
Fused Disc Sw	80%			2026	\$308,700	5	\$700	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES

Asset # : 2052

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Raceway								
	Conduit	10%			2046	**	1	
	Conduit	90%			2026	\$396,100	1	
Panelboards								
	Fused Disc Sw	5%			2025	\$20,200	5	\$200
	Molded Case Bkrs	10%			2042	**	5	\$500
	Molded Case Bkrs	85%			2025	\$344,000	5	\$4,500
Wiring								
	Braided Cloth	80%	2-4	\$542,400	2051	**	1	
	<i>Insulation Aged, Extent : Moderate, Area Affected : 90%</i>							
	<i>Location : Throughout</i>							
	Thermoplastic	20%			2046	**	1	
Motor Controllers								
	Locally Mounted	30%			2024	\$253,200	5	\$400
	Motor Control Center	65%			2024	\$519,500	5	\$3,600
	Variable Frequency Drive	5%			2046	**		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Custodian Engineer Office</i>							
	<i>Explanation : All Controllers Monitored By Bms</i>							
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,000
Lighting								
Interior Lighting								
	Fluorescent	55%			2021	\$2,062,300	10	\$102,000
	<i>Other Observation, Extent : Light, Area Affected : 90%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Lamp T-12</i>							
	Fluorescent	10%			2034	**	10	\$18,500
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	Incandescent	35%			2031	**	2	\$1,600
	<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>							
	<i>Location : Court Rooms, Corridors And Lobby</i>							
	<i>Explanation : Ornate Chandeliers In Courtrooms And Pendant Fixtures In Corridors</i>							
Egress Lighting								
	Emergency, Battery	60%			2021	\$184,600	10	\$29,300
	Exit, Service	40%			2021	\$30,400	1	
Exterior Lighting								
	Incandescent	20%			2021	\$146,200	2	\$100
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Main Entrance</i>							
	<i>Explanation : 8 (pole Mounting Type)</i>							
	No Component	80%						

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES

Asset # : 2052

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System								
No Component	70%							
Generic	30%			2031	**	1	\$22,700	
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2031	**	1-3	\$62,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source								
Utility Steam	80%			2036	**	1		
HTHW/HW	20%			2036	**	1		
<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 Pump Air Sourced	5%			2031	**	2	\$3,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout First Floor, Multiple Mechanical And Or Electrical Defects</i>								
Heat Pump Air Sourced	5%			2024		2	\$3,100	
Pres. Reducing Valve/LP Steam	80%			2029	\$113,200	5	\$9,600	
No Component	10%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Air Handlers Are Equipped With Steam Heating Coil However, The Chilled Water Coil Duals As A Heating Coil.</i>								

Distribution								
Hot Wtr Piping/Pump	20%	Now	\$3,000	2034	**	4	\$2,000	
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Sub-basement</i>								
Central Plant Steam Piping/Pmp	80%			2036	**	4	\$12,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES

Asset # : 2052

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	2%	0-2	\$54,100	2036	**	1	\$2,300	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Equipment Has Multiple Dysfunction Components</i>								
Air Handler	5%			2031	**	1	\$6,300	
Air Handler	8%			2021	\$216,300	1	\$10,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
Convactor/Radiator	80%			2031	**	1	\$52,300	
Fan Coil Unit/Heat	5%			2031	**	1	\$3,300	
Air Conditioning								
Energy Source								
District Chilled Water	20%			2036	**	1		
<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	80%			2042	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2021	\$362,700	1	\$18,800	
<i>Not in Service, Extent : Light, Area Affected : 5%</i>								
<i>Location : Sub-basement, Chilled Water Is Presently Being Provided From One Center Street</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Sub-basement</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
Window/Wall Unit	70%			2020	\$311,600	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Equipment Serviced By Others</i>								
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2036	**	4	\$3,000	
CW & CHW Wtr Pipe/Pump	10%			2046	**	4	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Sub-basement To Roof</i>								
<i>Explanation : System Serves To Reject And Absorb Heat From First And Fifth Floor Heat Pumps</i>								
No Component	70%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES

Asset # : 2052

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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	20%			2021	\$431,300	1	\$25,000
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Sub-basement</i>					
			<i>Explanation : Equipment Already Accounted For Under The Heating Section Of This Report</i>					
	No Component	80%						
Heat Rejection								
	Water Cooling Tower	10%			2024	\$73,000	2	\$20,400
			<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : The Chiller Plant Is Presently Not In Service</i>					
	Water Cooling Tower	10%			2027	\$73,000	2	\$20,400
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Cooling Tower Is Utilized As A Heat Sink For The Heat Pumps Throughout The First And Fifth Floors.</i>					
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$112,800
Exhaust Fans								
	Interior	25%			2021	\$190,000	2	\$1,600
			<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Sub-basement</i>					
			<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Sub-basement</i>					
	Interior	25%			2021	\$190,000	2	\$1,600
			<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Sub-basement</i>					
	Interior	10%			2031	**	2	\$600
	No Component	20%						
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : Sub-basement</i>					
			<i>Explanation : Equipment Already Accounted For Under The Heating Section Of This Report</i>					
	No Component	20%						
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2036	**	1	
			<i>No Water Meter, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Sub-basement</i>					
	HW Heat Exchanger							
	Steam Fired	100%			2036	**	4	\$30,000

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES

Asset # : 2052

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping								
Cast Iron	5%	Now	\$78,200	LIFE	**	1		
			<i>Cracked, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Sub-basement</i>					
Cast Iron	95%			LIFE	**	1		
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Storm Drain Piping								
Cast Iron	95%			LIFE	**	1		
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Cast Iron	5%	Now	\$22,300	LIFE	**	1		
			<i>Damaged, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Sixth Floor, Probable Defective Roof Drains</i>					
Sump Pump(s)								
Submersible	100%			2020	\$7,200	4	\$6,400	
Sewage Ejector(s)								
Electric	100%			2026	\$61,500	4	\$8,000	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Sub-basement</i>					
			<i>Explanation : Duplex</i>					
Fixtures								
Generic	100%							
			<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	**			
Hydraulic	20%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Street To 1st Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
Standpipe								
Generic	100%			2046	**	1-5	\$102,000	
Fire Pump								
Generic	100%			2022	\$137,500	1	\$37,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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** : REAL PROPERTY
Date of Survey : 03-May-2018 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,4,5MR
Block : 122 **Lot** : 1 **BIN** : 1079146

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,042,600	\$299,400
Interior Architecture	\$590,800	\$221,500
Electrical		\$143,700
Mechanical	\$339,900	\$2,528,300
Site Pavements	\$130,300	
Total	\$3,103,600	\$3,192,900
Importance Code A	\$2,042,600	\$299,400
Importance Code B	\$738,500	\$2,841,700
Importance Code C	\$322,400	\$51,800
Total	\$3,103,600	\$3,192,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$12,500		\$22,400	
Interior Architecture	\$137,000		\$24,200	\$41,700
Electrical	\$29,800	\$15,300	\$17,600	\$17,000
Mechanical	\$31,300	\$27,400	\$42,800	\$35,900
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$230,300	\$62,400	\$126,800	\$114,300
Importance Code A	\$12,500		\$22,400	\$4,700
Importance Code B	\$178,300	\$62,400	\$104,300	\$103,100
Importance Code C	\$39,500			\$6,500
Total	\$230,300	\$62,400	\$126,800	\$114,300



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)

Asset # : 2053

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	2%	Now	\$54,000	LIFE	**	5	\$3,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Wall To Basement</i>								
Masonry: Limestone	85%	2-4	\$923,000	LIFE	**	5	\$101,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal, Corrugated	2%			2049	**	1		
Metal Panel	1%			2049	**	5-10	\$10,900	
Granite Panels	10%	2-4	\$474,900	LIFE	**	5	\$11,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade And Cheek Walls Of Main Stairs</i>								
Windows								
Steel	20%			2037	**	5	\$94,400	
Wood	80%			2037	**	5	\$302,100	
Parapets								
Masonry: Marble	95%			LIFE	**	5-10	\$265,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Rail	5%			2042	**	5-10	\$20,700	
Roof								
Cast in Place Concrete	5%	Now	\$12,500	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sidewalk Over Steam Room In Basement</i>								
Metal, Corrugated	75%			2042	**	1		
Metal Panel	5%			2042	**	10	\$9,800	
Skylight, Metal/Glass	15%	Now	\$154,200	2049	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over Rotunda</i>								
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior								
Floors								
Carpet	25%			2025	\$844,200	3	\$117,300	
Cast in Place Concrete	10%	0-2	\$13,800	LIFE	**	5	\$51,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : 5th Floor Mechanical Room And Basement</i>								
Ceramic Tile	5%			2038	**	5	\$11,700	
Glass Block	5%			2057	**	1		
Mosaic Tile	5%			2034	**	5	\$29,300	
Marble Panels	25%			LIFE	**	5	\$87,900	
Vinyl Tile	25%			2034	**	3	\$22,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)

Asset # : 2053

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$13,000	
Concrete Masonry Unit	5%			LIFE	**	5	\$10,400	
Glass: Single Pane	5%			LIFE	**	5	\$19,400	
Masonry: Brick	25%			LIFE	**	10	\$19,400	
Masonry: Brick	5%	Now	\$113,900	LIFE	**			
<i>Efflorescence, Extent : Light, Area Affected : 50%</i>								
<i>Location : 5th Floor Mechanical Room</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 5th Floor Mechanical Room</i>								
Granite Panels	5%			LIFE	**	10	\$5,200	
Plaster	10%			LIFE	**	5-10	\$22,000	
Plaster	35%			LIFE	**	5-10	\$77,100	
Wood	5%			LIFE	**	5	\$103,600	
Ceilings								
AcousTileSusp.Lay-In	15%			2042	**	5	\$33,700	
Exposed Concrete	5%	Now	\$40,800	LIFE	**	5	\$1,800	
<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	\$21,400	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steam Room And Outside Trash Elevator</i>								
Exposed Struc: Steel	8%			LIFE	**	10	\$36,000	
Glass: Susp Panels	5%			LIFE	**	10	\$8,400	
Gypsum Board	5%			LIFE	**	5-10	\$38,600	
Masonry: Infill Arch	5%	Now	\$46,400	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Steam Room And Adjacent To Trash Elevator</i>								
Metal Panel	2%	Now	\$63,500	LIFE	**	5	\$5,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Beneath Main Stairs</i>								
Plaster	53%			LIFE	**	5-10	\$204,700	
Site Enclosure								
Fence/Gates								
Chain Link	40%			2049	**			
Iron Picket	60%			2064	**			
Site Pavements								
Public Sidewalk								
Pavers/Stone	100%	Now	\$37,700	2038	**			
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Sidewalk Along Chambers Street</i>								
<i>Explanation : Loose Stone Panels</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
TWEED COURT BUILDING TWEED ACADEMY (DOE)

Asset # : 2053

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Pavers/Stone	80%			2038	**			
Pavers/Stone	20%	Now	\$92,600	2038	**			

Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%
Location : Front Stairs

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	**	5	\$700	
---------------	------	--	--	------	----	---	-------	--

Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : Main Service Switch Rated At 4000 Amperes

Switchgear / Switchboard

Air Circuit Breaker	20%			2049	**	5	\$200	
Fused Disc Sw	80%			2049	**	5	\$500	

Raceway

Busway	5%			2042	**	1		
Conduit	95%			2049	**	1		

Panelboards

Molded Case Bkrs	100%			2045	**	5	\$4,100	
------------------	------	--	--	------	----	---	---------	--

Wiring

Busway	5%			2042	**	1		
Thermoplastic	95%			2049	**	1		

Motor Controllers

Locally Mounted	50%			2042	**	5	\$500	
Variable Frequency Drive	50%			2042	**			

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$4,600	
---------	------	--	--	------	----	---	---------	--

Stand-by Power

Transfer Switches

Automatic	100%			2042	**	1	\$48,200	
-----------	------	--	--	------	----	---	----------	--

Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : One Of The Transfer Switches Is Dedicated To Serve The City Hall Building

Generators

Diesel	100%			2038	**	1	\$60,700	
--------	------	--	--	------	----	---	----------	--

Other Observation, Extent : Light, Area Affected : 100%
Location : Basement Generator Room
Explanation : Two 400 Kilowatt Generators Of Which One Generator Is Serving The City Hall Building

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)
Asset # : 2053

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Batteries								
Lead/Acid	100%			2023	\$1,700	5	\$5,800	
Fuel Storage								
Day Tank	50%			2045	**	5	\$14,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Two 100 Gallon Capacity</i>						
Main Tank	50%			2057	**	5	\$2,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 10,000 Gallon Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	80%			2034	**	10	\$115,000	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices And Basement</i>						
Fluorescent	20%			2034	**	10	\$28,700	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lobby, Staircases And Receiving Room</i>						
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, LED	50%			2057	**	1		
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$17,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Surveillance Cameras</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$29,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Smoke Detectors, Manual Pull Stations, Horns, Strobe Lights, Alarm Bells</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)

Asset # : 2053

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	30%			2039	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Steam From Con Edison</i>						
HTHW/HW	70%			2049	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : From One Centre Street Municipal Building</i>						
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2038	**	5	\$9,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Steam Room</i>						
		<i>Explanation : 2 Heat Exchangers</i>						
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$5,200	2051	**	4	\$7,700	
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Controls Malfunctioning</i>						
Terminal Devices								
Air Handler	60%			2029	\$1,396,700	1	\$58,100	
Fan Coil Unit/Heat	40%			2029	\$991,700	1	\$20,200	
Air Conditioning								
Energy Source								
District Chilled Water	100%			2049	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : From Adjacent One Centre Street - Municipal Building</i>						
Conversion Equipment								
Window/Wall Unit	2%			2024	\$6,900	1		
No Component	98%							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2039	**	4	\$7,700	
Terminal Devices								
Air Handler/Cool/Ht	80%			2029	\$29,700	1	\$77,500	
Fan Coil - 2 Pipe	20%			2029	\$12,600	1	\$10,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$76,300	LIFE	**	2-5	\$87,400	
		<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>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)

Asset # : 2053

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	100%			2034	**	2	\$4,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2027	\$101,000	2	\$2,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Two Units Temporary</i>					
HW Heat Exchanger								
Steam Fired	100%	Now	\$263,600	2059	**	4	\$15,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Replacement Project Planned</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$3,300	
Backflow Preventer								
Generic	100%			2034	**	1	\$9,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
			<i>Location : Three Units From Basement To Attic, One Unit From 1st To 4th Floor, One Unit From Basement To 4th Floor</i>					
			<i>Explanation : Four Units</i>					
Hydraulic	10%			LIFE	**			
			<i>Other Observation, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Basement To Ground Floor</i>					
			<i>Explanation : One Freight Unit. Oil Leaking From The Pump Room In Basement</i>					
Fire Suppression								
Standpipe								
Generic	100%			2049	**	1-5	\$79,000	
Sprinkler								
No Component	40%							
Generic	60%			2049	**	1-2	\$26,300	
			<i>Other Observation, Extent : Light, Area Affected : 60%</i>					
			<i>Location : Basement First Fourth Attic</i>					
			<i>Explanation : No Sprinkler For Second And Third Floors</i>					
Fire Pump								
Generic	100%			2038	**	1	\$29,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)
Asset # : 2053**

Print Date : 20-Sep-2018 **DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019**

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 : 6,640 Project Type : REAL PROPERTY
 Date of Survey : 04-Aug-2017 Landmark Status : NONE
 Areas Surveyed :
 Block : Lot : BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers		\$317,300
Total		\$317,300
Importance Code B		\$317,300
Total		\$317,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers				
Total				
Importance Code A				
Total				



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost 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
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	50%			LIFE	**	5	\$6,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Pier</i>								
Not Accessible	50%							
Pile Caps								
Concrete	100%			LIFE	**	5	\$400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Pier</i>								
Piles and Bracing								
Timber	15%			LIFE	**	4-5	\$4,500	
Not Accessible	85%							
Deck Elements								
Railing								
Steel	100%			2027			\$317,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Pier</i>								
Electrical								
Lighting Fixture								
Incandescent	100%			2023				
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Pier</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 : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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 : 19-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 16109 **Lot** : 47 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads		\$521,300
Total		\$521,300
Importance Code B		\$521,300
Total		\$521,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$48,100	\$7,100		
Total	\$48,100	\$7,100		
Importance Code A	\$28,700			
Importance Code B	\$19,300	\$7,100		
Total	\$48,100	\$7,100		



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF CITYWIDE ADMIN. SERV. - 856

CONCRETE BULKHEAD

Asset # : 14015

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Gravity Wall							
	Concrete	30%			LIFE	**	5	\$1,700
				<i>Discolor & Bleeding, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Throughout</i>				
				<i>Spalling, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Below Cap</i>				
	Concrete	5%	4+	\$28,700	LIFE	**	5	\$300
				<i>Spalling, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : At 330, 520, 550, And 740 Feet From East</i>				
	Not Accessible	65%						
Backfill								
	Fill							
	Topsoil	5%	Now	\$15,300	2067	**		
				<i>Sinkhole, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Sinkhole 120 Feet From West End Of Bulkhead</i>				
	Not Accessible	95%						
Surface								
	Concrete	90%			2036	**	5	\$14,100
				<i>Cracking, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Throughout</i>				
	Topsoil	5%			2025	\$3,800	5	\$300
	Topsoil	5%	Now	\$3,800	2027	\$3,800	5	\$200
				<i>Settlement, Extent : Severe, Area Affected : 25%</i>				
				<i>Location : Sinkhole 120 Feet From West End And Rodent Holes In Western 100 Feet</i>				
Deck Elements								
	Railing							
	Aluminum	100%			2025	\$521,300		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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 : 12-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 4613 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$1,274,700	\$68,900
Total	\$1,274,700	\$68,900
Importance Code A	\$985,100	\$68,900
Importance Code B	\$186,300	
Importance Code C	\$103,200	
Total	\$1,274,700	\$68,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$22,700	\$4,400		
Total	\$22,700	\$4,400		
Importance Code A				
Importance Code B	\$22,700	\$4,400		
Importance Code C				
Total	\$22,700	\$4,400		



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF CITYWIDE ADMIN. SERV. - 856

GRAVITY WALL W/REVETMENT

Asset # : 14025

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Coping/Curb Concrete	90%			LIFE	**	5	\$800
		<i>Displaced Elements, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Above Displaced Stone Wall Elements</i>						
		<i>Spalling, Extent : Light, Area Affected : 10%</i>						
		<i>Location : From 380 Feet To 400 Feet From South</i>						
	No Component	10%						
Gravity Wall								
	Concrete	10%			LIFE	**	5	\$400
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
	Stone	55%			LIFE	**	5	\$42,100
	Stone	35%	Now	\$985,100	LIFE	**	5	\$26,800
		<i>Displaced Elements, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : From 760 Feet To 850 Feet From Southern Outfall</i>						
		<i>Missing Part, Extent : Severe, Area Affected : 40%</i>						
		<i>Location : At 133, 410, 560, 630, 660, And 890 Feet From Southern Outfall</i>						
		<i>Progressing Scour, Extent : Severe, Area Affected : 25%</i>						
		<i>Location : Undermined Sections At Northern 20 Feet And At 100 Feet From North</i>						
Revetment								
	Stone	85%			LIFE	**	5	\$4,600
	Stone	15%	4+	\$103,200	LIFE	**	5	\$800
		<i>Missing Part, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : At Either End</i>						
Backfill								
Fill								
	Topsoil	5%	Now	\$10,100	2067	**		
		<i>Sinkhole, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Voids Around Majority Of Rail Posts</i>						
	Not Accessible	95%						
Surface								
	Asphalt	85%			2036	**	5	\$8,800
		<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	15%	Now	\$12,700	2042	**	5	\$800
		<i>Cracking, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Separation At Displaced Wall</i>						
		<i>Settlement, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : At North End</i>						
		<i>Sinkhole, Extent : Severe, Area Affected : 75%</i>						
		<i>Location : Voids Around Rail Posts</i>						

Deck Elements

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856
GRAVITY WALL W/REVETMENT
Asset # : 14025

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Deck Elements								
	Railing							
	Timber	70%			2020	\$100,300		
		<i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
	Timber	30%	Now	\$43,000	2022	\$43,000		
		<i>Broken, Extent : Severe, Area Affected : 25%</i>						
		<i>Location : At 630 Feet From South</i>						
		<i>Rotting/Splitting, Extent : Severe, Area Affected : 75%</i>						
		<i>Location : Throughout And At 355, 436, 540, 560, 630 Feet From South</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 : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

Asset Name : REVTMENT
Address : FOOT OF MORNINGSTAR ROAD
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0064.000 / 13936 **Yr Built/Renovated** :
Linear Ft : 155 **Project Type** : REAL PROPERTY
Date of Survey : 15-Dec-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1107 **Lot** : 100 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$35,400	
Total	\$35,400	
Importance Code C	\$35,400	
Total	\$35,400	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$5,500	\$9,000		
Total	\$5,500	\$9,000		
Importance Code B		\$9,000		
Importance Code C	\$5,500			
Total	\$5,500	\$9,000		



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856

REVTMENT

Asset # : 13936

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Coping/Curb Concrete	10%	Now	\$5,500	LIFE	**	5	
<i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Ecology Block Wall</i>								
	Concrete	90%			LIFE	**	5	\$100
Revetment								
	Stone	30%	0-2	\$35,400	LIFE	**	5	\$300
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Loss Of Armor Stone Throughout</i>								
	Stone	70%			LIFE	**	5	\$700
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Inadequate Revetment</i>								
Backfill								
	Fill							
	Not Accessible	100%						
Surface								
	Topsoil	100%			2021	\$8,700	5	\$700
<i>Settlement, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout Behind Ecology Blocks</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 : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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 : 19-Dec-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 6392 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$586,100	
Total	\$586,100	
Importance Code B	\$132,700	
Importance Code C	\$453,400	
Total	\$586,100	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$33,200			
Total	\$33,200			
Importance Code B	\$33,200			
Importance Code C				
Total	\$33,200			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF CITYWIDE ADMIN. SERV. - 856

REVTMENT

Asset # : 13943

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural Revetment Stone	100%	Now	\$453,400	LIFE	**	5	\$3,600	1
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Inadequate Armor Stone Throughout</i>								
<i>Progressing Scour, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Backfill Fill Topsoil	100%	Now	\$132,700	2066	**			
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Full Length Embankment Failure And Progressing Scour Into Adjacent Properties</i>								
Surface Topsoil	100%	Now	\$33,200	2026	\$33,200	5	\$1,400	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Full Length Embankment Failure And Progressing Scour Into Adjacent Properties</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 : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

Asset Name : REVTMENT
Address : ARDEN AVE FROM OCEAN DRIVEWAY TO ALONG MAYBERRY PROMENADE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0067.000 / 13945 **Yr Built/Renovated** :
Linear Ft : 320 **Project Type** : REAL PROPERTY
Date of Survey : 19-Dec-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 5420 **Lot** : 200 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$173,400	
Total	\$173,400	
Importance Code B	\$39,200	
Importance Code C	\$134,100	
Total	\$173,400	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$23,900			
Total	\$23,900			
Importance Code B	\$23,900			
Importance Code C				
Total	\$23,900			



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF CITYWIDE ADMIN. SERV. - 856

REVTMENT

Asset # : 13945

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Revetment								
	Stone	45%			LIFE	**	5	\$900
	Stone	55%	4+	\$134,100	LIFE	**	5	\$1,100
<i>Progressing Scour, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Inadequate Revetment Height Along Arden Avenue</i>								
Backfill								
Fill								
	Topsoil	55%	Now	\$39,200	2066	**		
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Along Arden Ave</i>								
	Not Accessible	45%						
Surface								
	Asphalt	55%	Now	\$16,500	2041	**	5	\$1,000
<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Along Arden Ave</i>								
	Topsoil	40%			2024	\$7,100	5	\$600
	Topsoil	5%	4+	\$900	2026	\$900	5	
<i>Erosion, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Crest West Of Breakwater</i>								
Deck Elements								
Railing								
	Guard Rail	55%	Now	\$6,600	LIFE	**		
<i>Progressing Scour, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Along Arden Ave</i>								
	No Component	45%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

Asset Name : REVTMENT #3
Address : ALONG BANK STREET FROM WESTERVELT AVE EAST
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0063.000 / 13929 **Yr Built/Renovated** :
Linear Ft : 200 **Project Type** : REAL PROPERTY
Date of Survey : 16-Dec-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 2 **Lot** : 778 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$152,400	
Total	\$152,400	
Importance Code C	\$152,400	
Total	\$152,400	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$24,900			
Total	\$24,900			
Importance Code B	\$24,900			
Importance Code C				
Total	\$24,900			



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF CITYWIDE ADMIN. SERV. - 856

REVTMENT #3

Asset # : 13929

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Revetment Stone	100%	4+	\$152,400	LIFE	**	5	\$1,200	
<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	2066	**			
<i>Erosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Not Accessible	70%							
Surface Topsoil	30%	Now	\$3,300	2026	\$3,300	5	\$100	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Topsoil	70%			2020	\$7,800	5	\$700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

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 : 15-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 2467 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$466,300	
Total	\$466,300	
Importance Code B	\$85,200	
Importance Code C	\$381,000	
Total	\$466,300	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$28,800			\$100
Total	\$28,800			\$100
Importance Code B	\$28,800			\$100
Importance Code C				
Total	\$28,800			\$100



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF CITYWIDE ADMIN. SERV. - 856
REVTMENT BEHIND KENT AVE SHOPS 390 KENT AVENUE
Asset # : 14652

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment Stone	100%	Now	\$381,000	LIFE	**	5	\$3,000	
<i>Missing Part, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At Top Of Revetment</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Inadequate Stone</i>								
<hr/>								
Backfill Fill								
Topsoil	75%	Now	\$50,200	2055	**			
<i>Erosion, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Areas 86, 110, 125, And 140 To 335 Feet From North</i>								
Not Accessible	25%							
<hr/>								
Surface								
Asphalt	25%			2030	**	5	\$1,400	
Asphalt	75%	Now	\$35,100	2042	**	5	\$2,100	
<i>Erosion, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Areas 86, 110, 125, And 140 To 335 Feet From North</i>								
<hr/>								
Deck Elements								
Railing Fencing	100%	0-2	\$28,100	2032	**	3	\$200	
<i>Broken, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Isolated Areas Throughout</i>								
<i>Progressing Scour, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Base Undermined 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 : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

Asset Name : REVETMENT WEST OF HOME DEPOT GOWANUS BAY
Address : HAMILTON AVE MTS SOUTH TO 19TH STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0009.030 / 14948 **Yr Built/Renovated** :
Linear Ft : 700 **Project Type** : REAL PROPERTY
Date of Survey : 15-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 625 **Lot** : 250 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$542,800	
Total	\$542,800	
Importance Code A	\$438,700	
Importance Code B	\$104,100	
Total	\$542,800	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads				
Total				
Importance Code A				
Importance Code C				
Total				



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 WEST OF HOME DEPOT GOWANUS BAY

Asset # : 14948

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Gravity Wall Concrete	15%	4+	\$438,700	LIFE	**	5	\$400
<i>Erosion, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Tidal Zone</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Isolated Locations And At King Piles</i>								
	No Component	85%						
Revetment								
	Stone	85%			LIFE	**	5	\$3,600
<i>Settlement, Extent : Light, Area Affected : 5%</i>								
<i>Location : Surrounding Trees Growing Out Of Revetment</i>								
	No Component	15%						
Backfill								
Fill								
	Not Accessible	100%						
Surface								
	Not Accessible	100%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Limited Access To Top Of Revetment</i>								
<i>Explanation : Heavy Vegetation</i>								
Deck Elements								
Railing								
	Steel	15%			2023	\$104,100		
	No Component	85%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

Asset Name : STEEL SHEET PILE BULKHEAD
Address : RICHMOND TERR FROM MORNINGSTAR RD TO WINART ST
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0065.000 / 13937 **Yr Built/Renovated** :
Linear Ft : 485 **Project Type** : REAL PROPERTY
Date of Survey : 15-Dec-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1107 **Lot** : 100 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads		\$43,700
Total		\$43,700
Importance Code B		\$43,700
Total		\$43,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$56,400	\$100		\$100
Total	\$56,400	\$100		\$100
Importance Code A	\$56,400			
Importance Code B		\$100		\$100
Total	\$56,400	\$100		\$100



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF CITYWIDE ADMIN. SERV. - 856

STEEL SHEET PILE BULKHEAD

Asset # : 13937

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Sheet Piles								
	Steel	5%	4+	\$29,900	LIFE	**		
<i>Corrosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Tidal And Splash Zones</i>								
<i>Displaced Elements, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Impact Damage 110 Feet From East</i>								
	Steel	65%			LIFE	**		
	Not Accessible	30%						
Pile Caps								
	Concrete	80%			LIFE	**	5	\$1,200
	Concrete	5%	Now	\$6,600	LIFE	**	5	\$100
<i>Spalling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Northeast Corner</i>								
	Concrete	15%	4+	\$19,900	LIFE	**	5	\$200
<i>Spalling, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Backfill								
Fill								
	Not Accessible	100%						
Surface								
	Gravel	100%			2029	\$43,700	2-5	\$1,500
<i>Settlement, Extent : Light, Area Affected : 20%</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 : 20-Sep-2018

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2019

Asset Name : STEEL SHEET PILE BULKHEAD GRAVITY WALL
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 : 3,240 **Project Type** : REAL PROPERTY
Date of Survey : 22-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 16241 **Lot** : 200 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$84,800	\$5,187,000
Total	\$84,800	\$5,187,000
Importance Code B	\$84,800	\$5,187,000
Total	\$84,800	\$5,187,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$3,200	\$17,200		
Total	\$3,200	\$17,200		
Importance Code A				
Importance Code B	\$3,200	\$17,200		
Importance Code C				
Total	\$3,200	\$17,200		



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STEEL SHEET PILE BULKHEAD GRAVITY WALL
Asset # : 14018

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Gravity Wall								
	Concrete	12%			LIFE	**	5	\$1,600
	No Component	75%						
	Not Accessible	13%						
Revetment								
	Stone	12%			LIFE	**	5	\$2,300
	No Component	88%						
Sheet Piles								
	Steel	35%			LIFE	**		
	No Component	25%						
	Not Accessible	40%						
Pile Caps								
	Concrete	100%			LIFE	**	5	\$9,800
				<i>Cracking, Extent : Light, Area Affected : 2%</i>				
				<i>Location : At West End</i>				
Backfill								
Fill								
	Not Accessible	100%						
Surface								
	Asphalt	70%			2036	**	5	\$25,900
				<i>Cracking, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Throughout</i>				
				<i>Settlement, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Throughout</i>				
	Concrete	5%	4+	\$60,600	2042	**	5	\$900
				<i>Cracking, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : Isolated Throughout Sidewalk 500 Feet To 1340 Feet From East End</i>				
				<i>Settlement, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Isolated Throughout Sidewalk 500 Feet To 1340 Feet From East End</i>				
	Concrete	2%	Now	\$24,200	2042	**	5	\$400
				<i>Settlement, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : In Sidewalk 880 Feet To 955 Feet From East End</i>				
	Concrete	23%			2036	**	5	\$8,500
Deck Elements								
Railing								
	Steel	99%			2025			\$3,180,200
	Steel	1%	Now	\$3,200	2027			\$32,100
				<i>Missing Part, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Isolated Missing Sections Up To 4 Feet Long At 2250 Feet, 2708 Feet, And 2975 Feet From East End</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
STEEL SHEET PILE BULKHEAD GRAVITY WALL

Asset # : 14018

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Deck Elements								
Parapet								
	Concrete	80%			2028	\$1,974,700		
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout To 1340 Feet From East End</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1975 Feet From East End To West End Of Asset</i>								
<i>Spalling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Spall At 875 Feet From East End</i>								
	Under Construction	20%						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF CITYWIDE ADMIN. SERV. - 856**Project : REAL PROPERTY**

CAPITAL		FY 2020 - 2023		FY 2024 - 2029	
Miscellaneous Buildings		148,900		120,400	
EXPENSE		FY 2020	FY 2021	FY 2022	FY 2023
Miscellaneous Buildings		7,700	4,600	6,200	5,400
ASSET #	NAME	SQFT		CAPITAL	EXPENSE
14648	WALTHAM HEALTH CENTER	4,372		269,300	23,900

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.